

EL DORADO COUNTY GENERAL PLAN

Volume I Goals, Objectives, and Policies



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
FEB 23 1996
UNIVERSITY OF CALIFORNIA

EL DORADO COUNTY PLANNING DEPARTMENT

EL DORADO COUNTY GENERAL PLAN

Adopted by the

EL DORADO COUNTY BOARD OF SUPERVISORS

January 23, 1996

RESOLUTION NO. 10-96

J. Mark Nielsen, Chairman pro tempore, District III

William S. "Sam" Bradley, District I

Raymond J. Nutting, District II

Walt Shultz, District IV

John E. Upton, District V

Recommended by the

EL DORADO COUNTY PLANNING COMMISSION

December 21, 1995

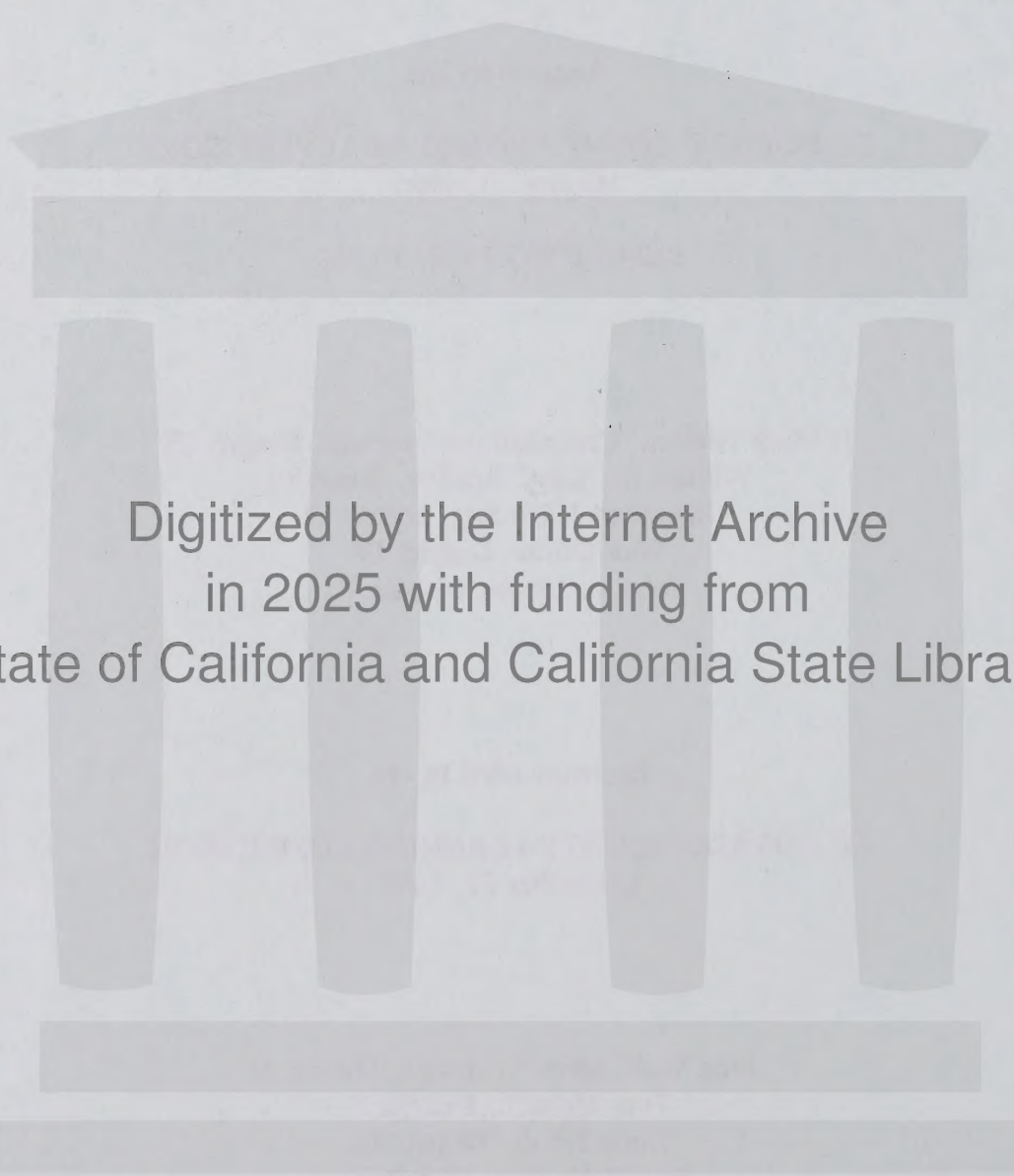
John Wolfenden, Chairman, District I

Tom Mahach, District II

Doug Noble, District III

Jim McKeehan, District IV

Brian Veit, District V



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124914519>

GENERAL PLAN POLICY ADVISORY COMMITTEE

Michael Butler, Chairman, District II

Wayne Lowery, District I
Barbara Procissi, District I
Wayne Saylor, District I

Nancy Chinlund, District II
Norrine Gallisdorfer, District II

Doug Leisz, District III
Vern Sayles, District III
Marian Wickline, District III

Ann Anderson, District IV
Vaughn Hintze, District IV
Jerl V. Sayers, District IV

Marcia Gerwer, District V
Lynda Rick, District V
Harold Singer, District V

TABLE OF CONTENTS

PREPARED BY:

Principal County Departments

Planning Department
Department of Transportation

Supporting County Departments

Parks and Recreation Division
Surveyor

Consultants

Sedway Cooke Associates
Moore Iacofano Goltsman
Economic & Planning Systems
Omni-Means, Ltd.
ERC Environmental and Energy Services Company, Inc.
Brown-Buntin Associates

Legal Counsel

Remy, Thomas and Moose

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
INTRODUCTION	1
LAND USE ELEMENT	9
CIRCULATION ELEMENT	49
HOUSING ELEMENT	69
PUBLIC SERVICES AND UTILITIES ELEMENT	89
PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT	105
CONSERVATION AND OPEN SPACE ELEMENT	121
AGRICULTURE AND FORESTRY ELEMENT	141
PARKS AND RECREATION ELEMENT	155
ECONOMIC DEVELOPMENT ELEMENT	167
TAHOE BASIN ELEMENT	185
GLOSSARY	195

Chapter 1

INTRODUCTION

PLAN PURPOSE

The General Plan provides for long range direction and policy for the use of land within El Dorado County. It provides a mechanism through which the County can focus on the issues of greatest local concern as well as a basis for rational decision making regarding long-term physical development. It provides for growth in an environmentally balanced manner, maintains the rural character and quality of the living environment, providing adequate infrastructure while conserving agricultural lands, forest and woodlands, and other natural resources.

The County has a responsibility to develop, adopt, and maintain a legally adequate general plan pursuant to State planning law. A general plan by definition looks into the future and attempts to make land use, economic, social, and environmental choices based on assumptions and analysis of existing conditions. These choices will shape the direction of growth to achieve the goals expressed through the vision that the County has established. This General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County.

The Plan must also reflect technical and financial realities and meet legal State planning requirements and other State and Federal mandates for the management of regional resources. The General Plan must be in conformance and compatible with numerous State laws and regional plans. Specifically, the General Plan itself must conform to standards set forth in the State Planning and Zoning Law. Moreover, the General Plan must be consistent with the Integrated Waste Management Act and the County's plan to implement it, the Hazardous Waste Management Act and the County's plan to implement it, the Regional Transportation Plan, the Tahoe Regional Planning Agency's Regional Plan for the Lake Tahoe Basin, regional housing allocation requirements, and other regional plans. Finally, the General Plan should not contradict efforts to achieve Federal and State ambient air quality standards and other air quality goals mandated by the Federal Clean Air Act and the State Clean Air Act, although those two statutes do not directly regulate local land use decision making by counties and cities.

CUSTOM, CULTURE, AND ECONOMIC STABILITY

Public land within EL Dorado County provides economic and ecological value to the County, State, and Nation. Since the Eldorado Forest comprises about 57 percent of El Dorado County's land base, and these Federal lands are exempt from local property taxes, the County requires Federal and/or State compensation to off-set the loss of potential tax dollars to the County's economy.

Activities on public land include but are not limited to timber harvesting, grazing, mining, tourism, recreation, and the production of clean water within a healthy forest environment.

El Dorado County is blessed with abundant natural resources and has long been recognized for its spectacular beauty. While impacted, these same attributes exist today. The County has a tradition of appreciating and conserving these resources, using them wisely, and upholding a strong ethic of stewardship over these assets. It is the combination of these features that are now referred to as rural character.

The value and historical productivity of the Eldorado National Forest is associated with commodity production, ecological diversity, and geological significance. Its long-term economic and environmental value depends upon overall forest health.

There is an abundance of non-timber oriented natural resource lands in the County. Some of these lands have produced, and will continue to produce, a variety of agricultural products. Others are inherently valuable for their natural environmental characteristics. All of the County's natural resource lands are important to the local and regional economies due to their availability for crop production, recreational opportunities, watershed values, and contributions to the tourism industry.

In general, in order for these resources and opportunities to be available in the future, these important lands require sound management. The General Public specifies the manner in which the historic culture, custom, and economic importance of these lands can be sustained in the future. Conflicts do exist as a result of population expansion into resource rich lands. This Plan provides policy guidance and direction on how to avoid and/or minimize these conflicts. Careful management applies especially to the County's abundant water resources and watershed areas. Healthy economies cannot be maintained without a reliable and clean water source.

This Plan also acknowledges that the County will continue to grow but will attempt to retain the qualities of its natural resource base, both consumptive and environmental, in order to maintain its custom and culture and to assure its long-term economic stability. This Plan acknowledges the ecological and historic values of these lands while saving and conserving the lands for future economic benefits for all the purposes stated in this section. The rural character of the County is its most important asset. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability.

The County will actively participate with Federal and State agencies in the development and implementation of policies that affect our custom, culture, and economic stability.

To facilitate this participation, the El Dorado County Board of Supervisors shall establish Memorandums of Understanding (MOUs) with the United States Forest Service, the Bureau of Land Management, the California Department of Forestry, the California Department of Fish and Game, and other agencies as the need arises.

Footnote: Additional information about the custom, culture, and economic stability of El Dorado County can be found in Volume II of the County's General Plan.

STATEMENT OF VISION

The vision and goals for future growth in El Dorado County were the focus of the Round 1 Community Workshops held on July 9, 12, 16, 17, 19, and August 7, 1990. Those comments, which were recorded and appear in the *Summary of Comments: Round 1 Community Workshops*, dated August, 1990, illustrate a broad consensus on a number of issues. The vision and goals were further refined in recognition of significant oral and written input received between October 1992 and March 1995. The vision for future growth in the County includes the following:

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.
2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.
3. Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes, including light rail. Adopt a Circulation Element providing for rural and urban flows that recognize limitations of topography and natural beauty with flexibility of road standards.
4. Promote a better balance between local jobs and housing by encouraging high technology activities and value added activities tied directly to available resource based industries such as the timber industry, tourism, agriculture, mining, and recreation.
5. Increase the amount of affordable housing by providing a variety of housing types and encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure.
6. Encourage efforts to locate a four-year college and support the ability of elementary, middle, and high schools to keep pace with population growth.

7. Improve and expand local park and recreational facilities throughout the County.
8. Recognize that the General Plan is a living document which must be updated periodically, consistent with the desires of the public, and provide for public involvement in the planning process.

PLAN ASSUMPTIONS

Planning is an art as well as a science, and even with the best information, the future is difficult, if not impossible, to accurately predict. The following assumptions were developed in consideration of the physical, economic, and political conditions of the past, present, and future. These assumptions provide a basis for the physical planning policies of the General Plan.

1. Population Projections

The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.

2. Auburn Dam

Authorization for construction of the Auburn Dam is currently not addressed in this Plan; however, if authorization for the construction is approved, the Plan must be updated within a reasonable time to accommodate this significant change.

3. Jurisdiction of Other Government Agencies

Other agencies will continue to exercise significant policy control over lands within El Dorado County.

4. Agriculture and Timber

The agriculture and timber industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County's customs, culture, and economic stability.

5. Water Supply

- A. An adequate supply of water will be available to serve the County's current population.

- B. Additional water supplies will be developed to support the projected growth.
- C. Lack of water availability may change the period of time over which this Plan remains valid.
- D. The designation of the American or Cosumnes rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.

6. Housing

Policies in this Plan and their implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented.

7. Traffic Level of Service

In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan allows for traffic congestion during limited time periods. Such congestion is a reasonable price to pay for the economic benefits of development and the maintenance of the County's rural atmosphere.

PLAN STRATEGIES

The following is a list of strategies to provide for methods of achieving the visions and goals and to carry forward the Plan's principle purposes:

1. Recognize urban growth in Community Regions while allowing reasonable growth throughout the rural areas of the County.
2. Promote growth in a manner that retains natural resources and reduces infrastructure costs.
3. Encourage growth to reflect the character and scale of the community in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impact on the surrounding area.
4. Require new growth to fully fund its on-site services and apportioned share of off-site services.
5. Provide that Plan goals, objectives, and policies reflect the significant differences in characteristics between the principal land use planning areas of Community Regions, Rural Centers, and Rural Regions.
6. Provide sufficient land densities and land use designations throughout the County to accommodate the projected growth for all categories of development.
7. Support the ability of the private sector to create and provide housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County's projected share of the regional housing needs.
8. Recognize economic development as an integral part of the development of existing communities and new communities by allowing for a diverse mix of land use types which would facilitate economic growth and viability.

PLAN CONCEPTS

The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where growth will be directed as a means of providing for a more manageable land use pattern. The concepts of the Plan also recognize that differing levels of service will occur within community and rural areas.

Flexible boundaries shall be provided identifying Community Regions, Rural Centers, and Rural Regions on the General Plan Land Use Map for clear distinction between:

- A. Community Regions where growth will be directed and facilitated;
- B. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
- C. Rural Regions where resource based activities are located will be enhanced while accommodating reasonable growth.

Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Plan for the County and all special districts will prioritize improvements.

It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: 1. Foster a rural quality of life; 2. sustain a quality environment; 3. develop a strong diversified, sustainable local economy; 4. plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and 5. accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

PLAN OBJECTIVES

Through the appropriate application of the above statements, the objectives of the General Plan are:

- 1. To develop a strong diversified and sustainable local economy;
- 2. To foster a rural quality of life;
- 3. To sustain a quality environment;
- 4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;
- 5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;
- 6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;
- 7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;

8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;
9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of non-contiguous lands where direct and life cycle costs are greater;
10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;
11. To minimize down planning and/or down zoning where feasible;
12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses; and
13. To accommodate to the extent feasible the activities and events of the Sesquicentennial, January 1998 to September 2000.

USING THE PLAN

In implementing the General Plan, it must be applied comprehensively. No single component (map, goal, objective, policy, or map) can stand alone in the review and evaluation of a development project. Conversely, the absence of a specific policy enabling a particular aspect of a project (exclusive of basic density consistency) is not to be grounds for a finding of General Plan inconsistency. Projects inherently raise policy issues. It is the task of the decision makers, consistent with State law, to weigh project benefits and consequences up against the General Plan as a whole. The merits of a project should ultimately be determined by its consistency with goals, objectives, and policies of all the elements and the land use map. Development standards as set forth in the Zoning Ordinance and other County policies must be consistent with the standards in this Plan. The Plan standards represent a careful balancing of competing economic, social, and environmental interests. Exclusive of specific plans, community plans, and planned developments, these policies shall not be implemented in a manner that will effectively shift the balance further in the direction of any one set of interests, except where the applicant for a land use approval advocates more environmental protection than required by the General Plan policies.

Chapter 2

LAND USE ELEMENT

PRINCIPLES

The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.

The General Plan provides guidelines for new and existing development that promotes a sense of community.

The General Plan defines those characteristics which make the County "rural" and provides strategies for preserving these characteristics.

The General Plan provides opportunities for positive economic growth such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.

The General Plan provides guidelines for new development that maintains or enhances the quality of the County.

INTRODUCTION

The Land Use Element sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. El Dorado County has experienced rapid population growth since the 1970s and is projected to grow at an average annual growth rate of approximately 2.8 percent through the next 20 years. This element and the Plan as a whole determine how and to what degree this projected population growth can be accommodated while meeting other State and Federal mandates.

The General Plan land use map is also a part of this element. The General Plan land use map graphically represents the County's goals, objectives, and policies.

The General Plan land use maps will delineate areas where future higher density growth and urban/suburban like activities are anticipated and/or will be directed. These areas may be reflected as the expansion of existing communities within Community Regions and Rural Centers or the projected locations of New Communities within Community Regions or Rural Centers.

Historically, growth in El Dorado County resulted in compact development patterns. Communities such as Cool, Georgetown, Mt. Aukum, and Placerville were small, mixed-use communities where residents lived, worked, and shopped. Recently, although urban like development has continued in the foothills, large lot, low-density residential development has introduced a more rural lifestyle throughout the County and has slowly transformed rural areas into areas characterized with dispersed residential uses. During the General Plan public participation process, residents generally agreed that compatible infill development and clustered communities are mechanisms to reduce development pressures in rural areas, thus preserving the County's rural character and maintaining a sense of place within communities. It is also recognized that promoting business and industry and having well-balanced communities will afford residents the opportunity to work, shop, and recreate close to where they live and in some instances take advantage of non-automobile oriented transportation methods.

STATE AUTHORIZATION

The Land Use Element is mandated by State law. Specifically, California Government Code Section 65302(a) requires the preparation of:

"...a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land."

RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element is directly related to all other elements contained within the General Plan and has been correlated with the Circulation Element as required by State law.

ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies to produce a land development pattern that supports the principles specified at the beginning of this chapter. The following outline delineates the content of the policy section.

Land Use

- Community Regions**

- Rural Centers**

- Rural Regions**

- Planned Communities**

Definition/Description of Land Use Designations

- Base Land Use Designations**

- Overlay Land Use Designations**

General Policies

- Site Specific Policies**

- Visual Resources and Community Design**

- General Plan Monitoring and Review**

POLICY SECTION

Land Use

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.1: COMMUNITY REGIONS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policy 2.1.1.1

The Communities within the County are identified as: Camino/Pollock Pines, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, Georgetown, the City of Placerville and immediate surroundings, the City of South Lake Tahoe and immediate surroundings, and Meyers, Camp Richardson, Meeks Bay, and Tahoma.

Policy 2.1.1.2

Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

Policy 2.1.1.3

Mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed uses may occur vertically. In mixed use projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.

Policy 2.1.1.4

Community Region boundaries shall generally be contiguous with the Sphere of Influence boundaries of incorporated cities. Community Region boundaries may extend beyond a city's sphere of influence to recognize existing and anticipated development patterns consistent with that of Community Regions. However, cities should be encouraged to expand their sphere of influence to be contiguous with Community Region boundaries.

Policy 2.1.1.5

Pursuant to Objective 3.5.1 and Policies 3.5.1.1 and 3.5.1.6, roadways within or serving the Community Regions may experience temporary congestion during peak periods. Such congestion is considered acceptable in light of the economic benefits of development and the costs of sizing roads to deal solely with peak periods.

Policy 2.1.1.6

The boundaries of existing Community Regions may be modified through the General Plan amendment process.

OBJECTIVE 2.1.2: RURAL CENTERS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.

Policy 2.1.2.1

The Rural Centers within the County are identified as: Coloma, Cool, Fairplay, Garden Valley, Greenwood, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge.

Policy 2.1.2.2

Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. These boundaries shall be shown on the General Plan land use map.

Policy 2.1.2.3

To meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.

Policy 2.1.2.4

Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.

Policy 2.1.2.5

Mixed use developments which combine commercial and residential uses on a single parcel are permissible and encouraged within Rural Centers provided the commercial use is the primary and dominant use of the land. Within Rural Centers, the mixed uses may occur either vertically or horizontally. The maximum residential density shall be four dwelling unit per acre in Rural Centers in mixed use areas.

Policy 2.1.2.6

The boundaries of existing Rural Centers may be modified through the General Plan amendment process.

Policy 2.1.2.7

Pursuant to Objective 3.5.1 and Policies 3.5.1.1 and 3.5.1.6, roadways within or serving the Rural Centers may experience temporary congestion during peak periods. Such congestion is considered acceptable in light of the economic benefits of development, the costs of sizing roads to deal solely with peak periods, and the need to maintain the County's rural atmosphere by maintaining existing two-lane roads as two lanes rather than four lanes.

OBJECTIVE 2.1.3: RURAL REGIONS

Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.

Policy 2.1.3.1

All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions.

Policy 2.1.3.2

Pursuant to Objective 3.5.1 and Policies 3.5.1.1 and 3.5.1.6, roadways within or serving the Rural Regions may experience temporary congestion during peak periods. Such congestion is considered acceptable in light of the economic benefits of development, the costs of sizing roads to deal solely with peak periods, and the need to maintain the County's rural atmosphere by maintaining existing two-lane roads as two lanes rather than four lanes.

OBJECTIVE 2.1.4: PLANNED COMMUNITIES

Creation and development of balanced communities in areas identified as suitable for intensive development due to the availability of adequate infrastructure and services.

Policy 2.1.4.1

Planned communities within the County are identified as Planned Communities (-PC): "The Promontory (Russell Ranch)"; "Carson Creek"; "Pilot Hill Ranch"; and "Missouri Flat Area."

Policy 2.1.4.2

Planned Communities should be designed with an emphasis on alternative modes of transportation to minimize the use of personal motorized vehicles to the maximum extent possible. Pedestrian/bicycle pathways shall be encouraged. These pathways should be separated from roadways whenever possible to allow for greater safety for the pedestrian and bicyclist and to allow vehicular traffic to move more freely.

Policy 2.1.4.3

All planned communities are designated with the Planned Community (-PC) overlay designation and, except for the Missouri Flat Area Planned Community, which is governed by Policy 2.1.4.8, shall require the processing of a specific plan pursuant to Government Code Sections 65450-65457, unless otherwise specified herein. The specific designation of such lands, as well as permissible densities and intensities of use, shall be consistent with the applicable Land Use Summary Table. For these lands, the -PC overlay designation shall function as the General Plan designation governing the types and densities and intensities of allowed land uses and with which implementing planning actions such as adoption of specific plans and zoning must be consistent. Although these lands also have underlying land use designations (e.g., Low Density Residential), those designations will not control the allowed types and densities and intensities of land uses unless the -PC overlay designation and Land Use Summary Table is removed through a General Plan amendment pursuant to Policy 2.1.4.6. Thus, for example, although the underlying designation (e.g., LDR) may seem to permit only residential uses at relatively low densities, the -PC overlay designation will allow the County to approve, without General Plan amendments, specific plans authorizing some residential densities and land use intensities greater than that permissible pursuant to the underlying designation. (See tables below for densities allowed in a specific Planned Community).

CARSON CREEK PLANNED COMMUNITY LAND USE SUMMARY TABLE Land Use Densities and Residential Population Ranges						
Land Use	Acres	Units	Density (du/ac)	Persons per housing unit ¹	Total persons	Persons per acre
Residential						
	5.0	12	2.4	2.8	33.6	6.7
	77.7	233	3.0	2.8	652.4	8.4
	41.5	159	3.8	2.8	445.2	10.6
	38.4	154	4.0	2.8	431.2	11.2
	130.7	653	5.0	2.3	1,501.9	11.5
	55.6	334	6.0	2.3	768.2	13.8
	17.5	123	7.0	2.3	282.9	16.1
	8.7	70	8.0	2.3	161.0	18.4
	65.1	651	10.0	2.3	1,497.3	23.0
	9.0	150	16.7	2.3	345.0	38.4
	10.8	202	18.7	2.3	464.6	43.0
	10.0	200	20.0	2.3	460.0	46.0
Subtotal	470.2	2,941	6.25 avg.	2.39 avg.	7,043.0	15.0 avg.
Commercial						
General Retail	11.0		10.0 ²	2.8		28.0
Local Convenience/Office	5.8		10.0 ²	2.8		28.0
Professional Office	65.1					
Subtotal	89.1					
Industrial						
9.5						
Public Use						
Parks	33.0					
Open Space	85.4					
Public Schools	30.0					
Subtotal	148.4					
TOTAL	710.0	2,941			7,043.0	
Note: ¹ 1990 U.S. Census ² Maximum of 10 units per acre permitted (Policy 2.2.1.3)						

PILOT HILL RANCH LAND USE SUMMARY TABLE						
Land Use	Acres	Units	Density (du/ac)	Persons per housing unit	Total Persons	Persons per acre
<i>Residential</i>						
Single-family detached	1,180.0	843	0.7 avg.	2.8	2,360.4	2.0
Single-family attached	36.4	140	3.9	2.3	322.0	8.8
Subtotal	1,216.4	983	0.8 avg.	2.73 avg.	2,682.4	2.2 avg.
<i>Commercial</i>	20.0		4.0 ²	2.8		11.2
<i>Public School</i>	15.0					
<i>Public Facility</i>	41.2					
<i>Roads</i>	98.8					
<i>Golf Course</i>	221.6					
<i>Parks and Open Space</i>	185.8					
TOTAL	1,798.8	983			2,682.4	
Note: ¹ 1990 U.S. Census ² Maximum of 4 units per acre permitted (Policy 2.2.1.3)						

THE PROMONTORY PLANNED COMMUNITY LAND USE SUMMARY TABLE						
Land Use Densities and Residential Population Ranges						
Lane Use	Acres	Units	Density (du/ac)	Persons per housing unit ¹	Total Persons	Persons per acre
<i>Residential</i>						
	98.0	46	0.5	2.8	128.8	1.4
	345.0	424	1.3	2.8	1,187.2	3.6
	101.1	160	1.5	2.8	448.0	4.2
	109.0	200	1.8	2.8	560.0	5.0
	86.9	173	2.0	2.8	484.4	5.6
	83.9	192	2.3	2.8	537.6	6.4
	77.0	200	2.6	2.8	560.0	7.3
Subtotal	900.9	1,395	1.5 avg.	2.8	3,906.0	4.2
<i>Commercial</i>	5.0		10.0 ²	2.8		2.8
<i>Public Schools</i>	10.0					
<i>Parks</i>	23.1					
<i>Open Space</i>	60.0					
TOTALS	999.0	1,395			3,906.0	
Note: ¹ 1990 U.S. Census ² Maximum of 10 units per acre permitted (Policy 2.2.1.3)						

Policy 2.1.4.4

Specific plans for planned communities include negotiable design features for public benefit. Examples of these features are:

- A. Separate bicycle and pedestrian paths that connect residential areas to employment, retail, school, community facilities and recreation areas;
- B. On-street parking;
- C. Establish reduced mandatory building setbacks that encourage parking lots to the rear of commercial buildings or within the interior;
- D. Street landscaping within medians and along sidewalks;
- E. Bus and commuter transit stops;
- F. Integration of open space amenities to protect environmentally sensitive features;
- G. Common parking structures within business areas;
- H. Pedestrian circulation from one retail site to another;
- I. Pocket parks and plazas and parklands as recommended in the Parks and Recreation Element;
- J. Bicycle parking and/or storage facilities conveniently located;
- K. Satellite job center sites for multiple employers/businesses;
- L. Neighborhood Service Centers;
- M. Outdoor art, statues, etc.;
- N. Town/community centers distinguished with major public buildings, parks/plazas or other focal points;
- O. A financial element that includes payment of all capital costs for infrastructure and ongoing operations and maintenance;
- P. A distribution of housing units to meet the needs of all income levels as specified in Policies 4.1.1.1 and 4.1.1.2 of the Housing Element;
- Q. Provide for Neighborhood Service opportunities with residential land uses in accordance with Policy 2.2.5.8;
- R. Maintain significant historic and prehistoric sites, steep slope areas, and stream corridors in continuous and permanently dedicated open space;
- S. Provide on-site employee services such as restaurants, banks, etc.;
- T. A common continuous landscape program that includes planting and design guidelines consistent with the setting, including street landscaping that creates separate walkways and bicycle routes, where appropriate; and
- U. Shielded, low intensity and efficient lighting.

Policy 2.1.4.5

To achieve a desired mix of uses within a planned community and emphasize the goal of improving the County's employment base, the following target acreage percentages shall be incorporated into the specific plan:

Residential	40-50%
Commercial/Office	1-15 %
Research & Development/Industrial	0-15 %
Public Facilities/Parks/Open Space	20+ %

The actual mixture of uses will be refined and defined through the Specific Plan process. Where the mix of uses within a proposed planned community is substantially consistent with these target percentages, a specific plan for such a community may be approved without a General Plan amendment.

Policy 2.1.4.6

In areas designated Planned Community overlay there will be no further land divisions until such time as the County adopts a specific plan. Development pursuant to the underlying land use designation shall not occur unless there is a General Plan amendment to remove the Planned Community designation.

Policy 2.1.4.7

Planned Community densities reflected in a Board of Supervisors approved specific plan or development agreement shall supersede the underlying land use designation.

Policy 2.1.4.8

The County, except where the proponent of a particular project has already received one or more discretionary approvals (other than approval of this General Plan) and has committed to fully participate in any funding mechanism to fund infrastructure within the Missouri Flat Area Planned Community, shall not approve any discretionary land use applications within the Missouri Flat Area Planned Community until September 1996 or such time as a specific plan, redevelopment plan, or a master circulation and funding plan is adopted by the County. The underlying land use designation shall be as specified on the General Plan land use map. The Board of Supervisors in September 1996 may elect to continue this policy or modify it through a General Plan amendment.

Policy 2.1.4.9

Parcels within a Planned Community shall not be subdivided below 40 acres until such time as a specific plan, or other planning document specified herein, is adopted by the County.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

OBJECTIVE 2.2.1: LAND USE DESIGNATIONS

An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.

Policy 2.2.1.1

The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.

TABLE 2-1 PLANNING CONCEPT AREAS AND LAND USE DESIGNATION CONSISTENCY MATRIX			
LAND USE DESIGNATIONS	CONCEPT AREAS		
	Community Regions	Rural Centers	Rural Regions
Multi-Family Residential*	•	•	
High-Density Residential*	•	•	
Medium-Density Residential*	•	•	
Low-Density Residential†	•	•	•
Rural Residential			•
Natural Resource			•
Commercial*	•	•	
Research & Development	•	•	
Industrial	•	•	•
Open Space	•	•	•
Public Facilities	•	•	•
Tourist Recreational	•	•	•
* May be applied in Rural Regions to reflect existing development when combined with the Platted Lands (-PL) overlay land use designation.			

Policy 2.2.1.2

To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established and defined.

Multi-Family Residential (MFR): This land use designation identifies those areas suitable for high-density, multifamily structures such as apartments, condominiums, and multiplexes. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre. Proponents of projects consistent with the HDR designation shall not be subject to the Planned Development combining zone if their projects meet the criteria set forth in Policy 2.2.5.4.

Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of

residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

Natural Resource (NR): The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one dwelling unit per 160 acres or larger outside the National Forest Service lands and within "timber production" areas and one dwelling unit per 40 acres within river canyons outside of the "timber production" areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160 acre parcel size. If it is determined that such lands are unsuitable for "timber production", one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the following findings: 1. No important natural resource exists on the property; or 2. If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self imposed setbacks buffers, and open space.

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole or primary

use shall be prohibited on commercially designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Research & Development (R&D): The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions, and Rural Centers. Industrial lands in Rural Regions shall be constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Open Space (OS): This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Public Facilities (PF): This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County's General Plan prior to the adoption of this General Plan.

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sight seeing activities. Lodging uses would include RV parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate.

Policy 2.2.1.3

The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2.

**TABLE 2-2
LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES**

Land Use Designation	Units per Acre	Persons per Housing Unit ¹	Persons per Acre
Multi-Family Residential	5 - 24	2.3	11.5 - 55.2
High-Density Residential	1 - 5	2.8	2.8 - 19.6
Medium-Density Residential	1 - 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1	2.8	0.56 - 0.28
Rural Residential	0.1 - 0.025	2.8	0.28 - 0.07
Natural Resource	0.025 - 0.00625	2.8	0.07 - 0.0175
Commercial	10/4 ²	2.8	28/11.2
Research & Development	10/4 ²	2.8	28/11.2
Industrial			
Open Space			
Public Facilities			
Tourist Recreational			
¹ 1990 U.S. Census			
² Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			

Policy 2.2.1.4

The population densities described in Policy 2.2.1.3 are representative of land use designations permitting residential use which are considered permanent population. These population densities are not to be construed to apply to recreational facilities, campgrounds, or other transitory populations.

Policy 2.2.1.5

The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3:

**TABLE 2-3
BUILDING INTENSITIES**

Land Use Designation	Floor Area Ratio*	Maximum Impervious Surface in %
Multi-Family Residential		75
High-Density Residential		75
Medium-Density Residential		60
Low-Density Residential		10
Rural Residential		10
Natural Resources		10
Commercial	.25	85
Research & Development	.25	50
Industrial	.25	85
Open Space		
Public Facilities		85
Tourist Recreation ¹		
* Ratio of allowable floor area (square footage) to site area (square footage)		

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND
ZONING DISTRICT CONSISTENCY MATRIX**

ZONING DISTRICTS*	LAND USE DESIGNATIONS*										
	MFR	HDR	MDR	LDR	RR	NR	C	R&D	I	OS	TR
RM & R2	●										
MP	●	●									
R1 & R20,000		●									
R1A			●								
R2A			●								
R3A		○	●								
RE-5	○	○	○	●							
RE-10	○	○	○	●	●						
RA-20			○	●	●						
RA-40+			○	○	●	●					
NS ¹	●	●	●								
CH ¹							●				●
C							●				
CPO, CP, CG							●				
R&D								●	●		
I									●		
IR ¹					●	●			●		
A & SA-10				●							
PA				●	●						
AE				●	●	●					
TPZ				○	●	●					
FR ¹				○	●	●					
MR					●	●	●		●		
RF	●	●	●	●	●	●	●			●	●
RT	●						●				
CN				●	●					●	
OS	●	●	●	●	●	●	●	●	●	●	

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND
ZONING DISTRICT CONSISTENCY MATRIX**

ZONING DISTRICTS ¹	LAND USE DESIGNATIONS ²										
	MFR	HDR	MDR	LDR	RR	NR	C	R&D	I	OS	TR
TC	●	●	●	●	●	●	●	●	●	●	●
LEGEND:	● ² ○ ³ - Consistent					○ - Inconsistent					

¹Proposed new zone districts: CH - Highway Commercial; NS - Neighborhood Service; IR - Resource Industrial; and FR - Forest Resource

²Zone district intensity/density of permitted uses within acceptable range of land use designation

³Zone district intensity/density of permitted uses below the acceptable range of land use designation

*See table below for land use designations and zoning districts

LAND USE DESIGNATIONS - ZONING DISTRICTS			
Land Use Designations		Zone Districts	
MFR	Multi-Family Residential	RA-40	Residential Agricultural Forty-acre
HDR	High-Density Residential	NS	Neighborhood Service
MDR	Medium-Density Residential	CH	Highway Commercial
LDR	Low-Density Residential	C	Commercial
RR	Rural Residential	CPO	Professional Office Commercial
NR	Natural Resource	CP	Planned Commercial
C	Commercial	CG	General Commercial
R&D	Research & Development	R&D	Research and Development
I	Industrial	I	Industrial
OS	Open Space	IR	Resource Industrial
TR	Tourist Recreational	A	Agricultural
Zone Districts		SA-10	Select Agricultural
RM	Multifamily Residential	PA	Planned Agricultural
R2	Limited Multifamily Residential	AE	Exclusive Agricultural
MP	Mobile Home Park	TPZ	Timberland Preserve Zone
R1	One-family Residential	MR	Mineral Resource
R20,000	One-half Acre Residential	RF	Recreational Facilities
R1A	One-acre Residential	RT	Tourist Residential
R2A	Single-family Two-acre Residential	CN	Conservation
R3A	Single-family Three-acre Residential	OS	Open Space
RE-10	Estate Residential Ten-acre	TC	Transportation Corridor
RA-20	Residential Agricultural		

OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS

Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.1

The following General Plan overlay designations are included:

- A. Agricultural Districts
- B. Platted Lands
- C. Ecological Preserve
- D. Non-Jurisdictional Lands
- E. Planned Community
- F. Mineral Resource

Policy 2.2.2.2

The purpose of the *Agricultural District (-A)* overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

- A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage the expansion of agricultural activities and production.
- B. The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (-A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.

Residential parcels within Agricultural Districts where 70 percent or more of the parcel area is identified by the Agricultural Commission as land unsuitable for agriculture, as defined in "The Procedure for Evaluating the Suitability of Land for Agriculture," may be considered for a minimum parcel size of ten (10) acres. Clustering of planned residential developments on "non-choice" agricultural soils within Agricultural Districts, that have been identified by the Agricultural Commission as land unsuitable for agriculture, may be allowed but in no case smaller than five (5) acres.

- C. Ranch marketing is encouraged on lands engaged in agricultural production.

Policy 2.2.2.3

The purpose of the *Platted Lands (-PL)* overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources. The -PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within the Platted Lands boundaries. The existence of the -PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses.

The -PL overlay designation may also be applied to lands historically zoned with a commercial zone district combined with the Commercial (C) land use designation.

- A. Parcels within the -PL overlay designation shall not be permitted to subdivide to a size smaller than the minimum parcel size allowed by the base land use designation.
- B. -PL district boundaries shall not be modified to include additional parcels for the purpose of allowing subdivision of those additional parcels.

Policy 2.2.2.4

The purpose of the *Ecological Preserve (-EP)* overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.

- A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.
- B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.
- C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.

Policy 2.2.2.5

The purpose of the *Non-Jurisdictional Lands (-NJ)* overlay designation is to identify the incorporated cities of Placerville and South Lake Tahoe within the County, other lands under Federal and State ownership, and the Shingle Springs Rancheria. Local land use planning within these areas is the responsibility of that government entity.

- A. The County shall coordinate with the incorporated cities in land use planning and development to:
 - 1. provide compatibility and coordination of land use designations;
 - 2. provide compatibility and coordination of design and development standards and funding programs;
 - 3. provide for a comprehensive and equitable distribution of revenues for all annexations; and
 - 4. provide cooperation with the cities regarding shared responsibilities for improved infrastructure.
- B. The County will actively participate and coordinate with the appropriate Federal and State agencies in land use planning that affects the County's customs, culture, or economic stability. The County shall be represented on joint power authority Boards by elected representatives or their appointees.
- C. Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.
- D. The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs.
 - 1. Except in those instances where residential parcels have already been subdivided into less than five-acre parcels, the County shall zone all lands not developed within a city's sphere of influence and/or the Community Region adjacent to each city so as to permit a density not to exceed one dwelling unit per five acres for these residential parcels.

Property within the city's spheres of influence which cannot be annexed to the city, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

- a. The development provides for the necessary on-site infrastructure;
 - b. The development assists in providing solutions to significant infrastructure problems in the surrounding area;
 - c. The development is consistent with the city and County General Plans and existing neighborhoods; and
 - d. The property is subject to a recorded condition precluding opposition to annexation by the city.
2. The County shall zone all undeveloped lands within a city's sphere of influence and/or the Community Region adjacent to each city so as to not permit the creation of nonresidential lots smaller than one acre in area for these parcels.

Property within the Placerville Community Region which cannot be annexed to the City, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

- a. The development provides for the necessary infrastructure;
- b. The development assists in providing solutions to significant infrastructure problems in surrounding area;
- c. The development is consistent with the City and County General Plans; and
- d. The property is subject to a recorded condition precluding opposition to annexation by the City.

Policy 2.2.2.6

The purpose of the *Planned Community (-PC)* overlay designation is to supersede underlying land use designations, as set forth in Policy 2.1.4.3, and to:

- A. Identify lands suitable for new communities that require a specific plan in accordance with Government Code Sections 65450-65457 and common planning and funding for infrastructure and life cycle costs.
- B. Allow use of modern planning and development techniques, effect more efficient utilization of land, and to allow flexibility of development;
- C. Aid in the reduction of development costs and provide for a combination of different land uses which complement each other but which may not in all aspects conform to the existing zoning regulations;

- D. Encourage a more efficient use of public and/or private services;
- E. Place the primary emphasis on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, minimize aesthetic concerns, and provide for the creation of open space lands and other community land uses.
- F. Provide for public benefit.

Policy 2.2.2.7

The purpose of the *Mineral Resource (-MR)* overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the *State Classification Reports*. The -MR overlay shall only be considered appropriate with the following base land use designations.

- Natural Resource (NR)
- Open Space (OS)
- Industrial (I)
- Commercial (C)
- Public Facilities (PF)
- Rural Residential (RR)
- Low Density Residential (LDR)

If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2.

Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

Policy 2.2.3.1

The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize impact on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

- A. The major components of a Planned Development in residential projects shall include the following:
 - (1) Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site. Within a community area, the commonly owned open space can be developed for recreational purposes such as parks, ball fields, or picnic areas. Commonly owned open space does not include space occupied by infrastructure (e.g., roads, sewer, and water treatment plants).
 - (2) Clustered housing units or lots designed to conform to the natural topography.
- B. Non-residential planned developments shall be accomplished through the Zoning Ordinance.

Policy 2.2.3.2

The calculation of development density for purposes of Planned Developments shall be based on the maximum density permitted by the underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands.

Policy 2.2.3.3

Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise conform with Policy 2.2.5.3.

Policy 2.2.3.4

To further the Planned Development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, Planned Developments may be allowed on non-contiguous residential parcels provided that:

- A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and
- B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.

OBJECTIVE 2.2.4: DENSITY BONUS

Provide for incentives which encourage the utilization of the Planned Development concept and further the provision of public benefits as a component of development.

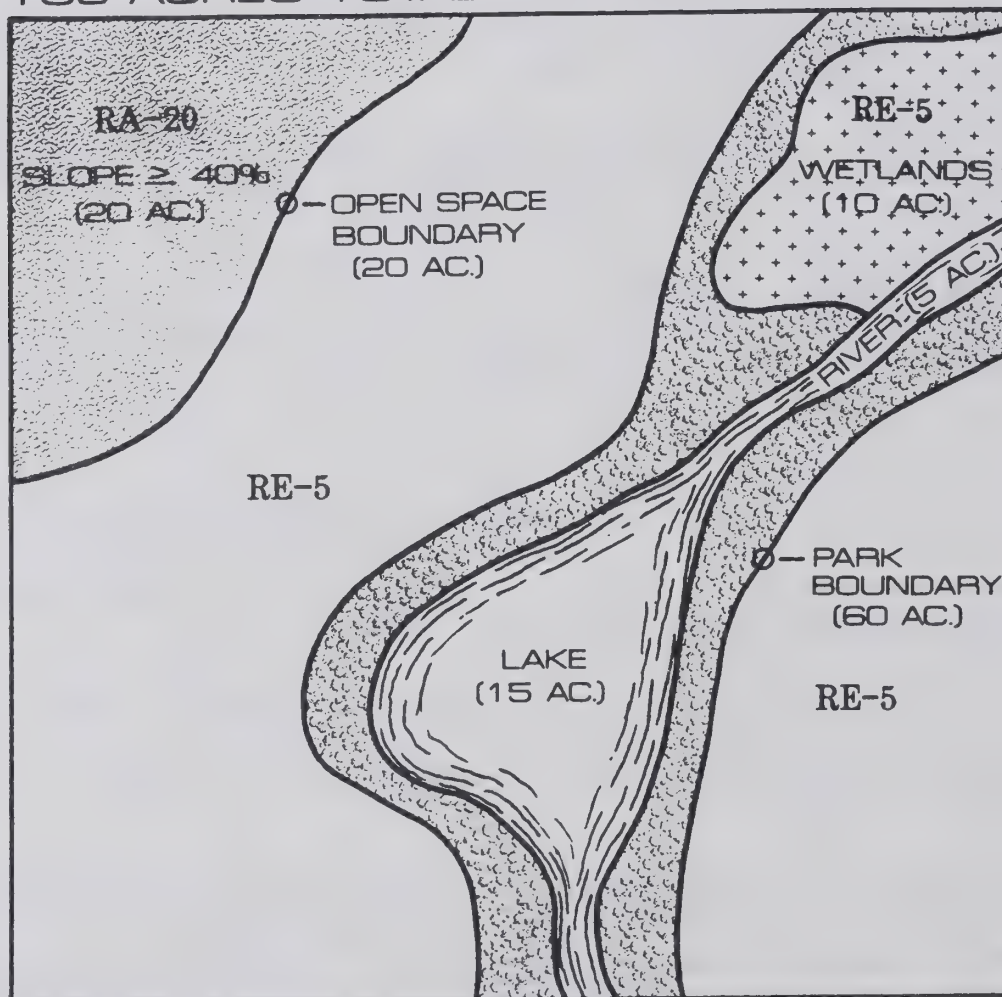
Policy 2.2.4.1

Planned Developments shall be provided additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for public benefit including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses determined to provide a bona fide public benefit. (See example below).

- A. **Maximum Density:** The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land use designation as calculated for the entire project area except as provided for by Section B.
- B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for Planned Developments within a planning concept area for each unit of developable land dedicated to public benefit. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land, except as excluded in Policy 2.2.3.2.
- C. **Public Benefit:** Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

DENSITY BONUS CALCULATION EXAMPLE

160 ACRES TOTAL



LAND CHARACTERISTIC SUMMARY	
110 acres:	Developable land, zoned Estate Residential Five-acre (RE-5)
20 acres:	Slope \geq 40 percent, zoned Residential Agricultural Twenty-acre (RA-20)
15 acres:	Lake
5 acres:	River
10 acres:	Wetland, zoned Estate Residential Five-acre (RE-5)
TOTAL: 160 acres	

STANDARD RURAL SUBDIVISION

A standard subdivision may subdivide the hypothetical example consistent with zoning. The 20 acre portion comprising slope \geq 40 percent will yield one 20-acre parcel. The 110 acre portion considered developable will yield 22 5-acre parcels. The 15 acre lake and 5 acre river areas yield no developable parcels since these are bodies of water. It is assumed that the remaining 10 acre wetland area is set aside as impact mitigation yielding no developable parcels. Thus, subdivision of the property may yield a maximum of 23 developable parcels (6.95 ac/du average).

PLANNED DEVELOPMENT SUBDIVISION UTILIZING DENSITY BONUS PROVISIONS

A planned development proposing to set aside the 20 acre portion comprising slope \geq 40 percent as open space and a set aside of 60 acres including the lake, river, wetlands, and 30 acres of developable land will yield a total of 38 2-acre developable parcels clustered on the remaining 80 acres (4.21 ac/du). Calculation of the yield is summarized as follows:

1. 20 acres open space density bonus yield = 20 acres at 1 dwelling unit/20 acres zoning = 1 dwelling unit x 2.5 density bonus = 2.5 dwelling units.
2. 60 acres park density bonus yield = 60 acres minus 15 acre lake minus 5 acre river = 40 acres at 1 dwelling unit/5 acre zoning = 8 dwelling units x 2.5 density = 20 dwelling units.
3. 80 acres developable area remaining = 80 acres at 1 dwelling unit/5 acre zoning = 16 dwelling units.
4. Total yield = 2.5 dwelling units + 20 dwelling units + 16 dwelling units = 38.5 dwelling units or 39 dwelling units.

Note: To achieve the maximum parcel creation, minimum development standards and public services must be met commensurate with the lot sizes and density proposed.

Policy 2.2.4.2

The density bonus limits described herein are exclusive of the density bonuses contained in the Housing Element.

OBJECTIVE 2.2.5: GENERAL PLAN POLICY SECTION

Policy 2.2.5.1

Existing legal lots of record with a lot size less than the minimum area indicated by the designation on the General Plan land use map shall be permitted to develop at a density of at least one dwelling unit per lot provided that minimum health and safety requirements are met.

Policy 2.2.5.2

All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Policy 2.2.5.3

The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites; and
18. Seismic hazards and present of active faults.
19. Consistency with existing Conditions, Covenants, and Restrictions.

Policy 2.2.5.4

All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High Density Residential.

Policy 2.2.5.5

Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance.

Policy 2.2.5.6

Where approval of this General Plan has created inconsistencies with existing zoning, lower intensity zoning, in accordance with Table 2-4, may remain in effect until such time as adequate infrastructure is available to accommodate a higher density/intensity land use.

Policy 2.2.5.7

Where a zoning district applied to given land is consistent with the General Plan land use designation, the County reserves the right to deny development plans providing for permitted uses where adequate findings for approval (including adequate public facilities and services) cannot be made.

Policy 2.2.5.8

The Neighborhood Service zoning district shall be permitted in all residential designations within Community Regions, Rural Centers, Medium Density, and High Density Residential Platted Lands. Uses within the Neighborhood Service Zone District should provide a direct service to the family and/or community and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities, and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up to two acres per 40 units within a new residential subdivision.

Policy 2.2.5.9

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multi-Family Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.

Policy 2.2.5.10

It is recognized that there are large Rural Regions within the County wherein agriculture is pursued, and these areas need certain support uses that are unique to agriculture and its related uses. While allowing for the establishment of such agricultural support services, this policy will protect the permitted uses of such agricultural areas by only allowing the establishment of such support services with a special use permit which will require a finding that the establishment of the use will have no significant adverse effect on surrounding property or the permitted uses thereof.

Uses which may be considered to be consistent with this policy are those which include but are not limited to feed stores, agriculture supplies and sales, veterinarian services, animal boarding, processing and/or sale of agriculture products, and the sale of firewood not produced or grown on the site. In addition to agriculture, the rural areas may allow other consistent uses in the form of but not limited to outdoor recreation and campgrounds and organized camps, retreats, fishing and hunting clubs, mineral extractions, and cemeteries. The following uses are allowed by right and do not require a special use permit: processing and/or sale of agricultural products, the sale of handicrafts or goods, picnic areas, and any other use allowed by right as specified in the Zoning Ordinance ("Ranch Marketing Ordinance") provided that these activities are conducted on a site with a bona fide agricultural operation.

Policy 2.2.5.11

This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation activities, including ski resorts, hunting and fishing clubs, equestrian facilities, and interpretive centers and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a special use permit.

Policy 2.2.5.12

Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).

Policy 2.2.5.13

Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Comprehensive Airport Land Use Plan.

Within Safety Zone 3, the maximum permitted density for residential development shall not exceed one dwelling unit per five acres without the application of the Planned Development Combining Zone District. The planned development zoning overlay shall not be applied unless it is found to be compatible with the health, safety, and welfare of the public. All such applications shall be reviewed by the appropriate airport commission.

Policy 2.2.5.14

Buffers shall be established around future water supplies and other public facilities to protect them from incompatible land uses. Such buffer lands should be contained on-site where possible.

Policy 2.2.5.15

Any imposition of National Recreational Area or Wild and Scenic River designations on lands within El Dorado County shall be deemed inconsistent with this General Plan.

Policy 2.2.5.16

The appropriate level of planning for minor land divisions shall be based on the current zoning that applies to the project area, except where such divisions would result in conflicts with the General Plan. Level of planning may be reduced by an accompanying request for reduced zoning. An ultimate road circulation plan shall be included that accommodates the maximum density and provides secondary emergency access.

Policy 2.2.5.17

Criteria for locating churches and private schools in residential zones shall be established in the Zoning Ordinance. Minimum site development standards shall also be established.

Policy 2.2.5.18

Standards in the form of setbacks and other requirements shall be added to the Zoning Ordinance to buffer incompatible uses (e.g., commercial adjacent to residential).

Policy 2.2.5.19

If an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General Plan. Where property bears a General Plan designation intended to satisfy the County's obligation to provide land sufficient to meet its fair share of affordable housing, the County shall not grant development approvals that would undermine the County's ability to fulfill that obligation. In assessing whatever such approvals would undermine the obligation, the County shall determine whether, after granting the approvals, the County's inventory of land developable for affordable housing satisfies the County's obligation under State law.

OBJECTIVE 2.2.6: SITE SPECIFIC POLICY SECTION

Establishment of site specific policies are given to provide additional, specific direction for the development of land where circumstances apply to areas of special interest.

Policy 2.2.6.1

Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be rezoned to include the Planned Development Overlay (-PD) as part of any development application.

Policy 2.2.6.2

Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be subject to the applicable provisions of the El Dorado Hills Specific Plan Design Criteria, the draft (most recent version) Village P Design Guidelines, and the draft (most recent version) Scenic Highway Corridor Ordinance as part of any discretionary design review.

Policy 2.2.6.3

Any rezone of the property identified as Assessor's Parcel No. 111-110-01 shall include the Planned Development (-PD) Combining Zone District.

Policy 2.2.6.4

Future subdivision in the area around Fallen Leaf Lake shall be precluded (Policy 6.3.2.2).

Policy 2.2.6.5

The creation of new parcels adjacent to the Texas Hill Reservoir Take Line as shown on the General Plan land use map shall maintain a minimum size of ten (10) acres. Lands designated Low Density Residential and Rural Residential adjacent to the Texas Hill Reservoir Take Line shall provide a minimum setback of 200 feet from the boundary of the Take Line.

VISUAL RESOURCES AND COMMUNITY DESIGN

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Policy 2.3.1.1

The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

Policy 2.3.1.2

The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.

OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES

Maintain the visual integrity of hillsides and ridge lines.

Policy 2.3.2.1

Disturbance of slopes forty (40) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

OBJECTIVE 2.4.1: COMMUNITY IDENTITY

Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1

Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.

Policy 2.4.1.2

The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be

used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art

Policy 2.4.1.3

All properties located within the historic townsite known as Clarksville shall be designated on the zoning maps as Design Historic (-DH) combining zone district.

Policy 2.4.1.4

Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of communities from new development.

Policy 2.5.1.1

Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.

Policy 2.5.1.2

Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Policy 2.5.2.1

Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:

- A. Maximum first floor building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structure;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc., in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

Policy 2.5.2.2

New commercial development should be located near by existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

Policy 2.5.2.3

New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

GOAL 2.6: CORRIDOR VIEWSHEDS

Protection and improvement of scenic values along designated scenic road corridors.

OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION

Identification of scenic and historical roads and corridors.

Policy 2.6.1.1

A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards and may include but not be limited to the following:

- A. Mapped inventory of sensitive views and viewsheds within the entire County;
- B. Criteria for designation of scenic corridors;
- C. State Scenic Highway criteria;
- D. Limitations on incompatible land uses;
- E. Design guidelines for project site review, with the exception of single family residential and agricultural uses;
- F. Identification of foreground and background;
- G. Long distance viewsheds within the built environment;
- H. Placement of communication structures;
- I. A program for visual resource management for various landscape types;
- J. Residential setbacks established at the 60 CNEL noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program;
- K. Restrict sound walls within the foreground area of a scenic corridor; and
- L. Grading and earthmoving standards for the foreground area.

Policy 2.6.1.2

Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.

Policy 2.6.1.3

At a minimum, all permits and discretionary applications, with the exception of single-family residential units and agricultural uses and structures, located adjacent to a State highway shall be subject to design review.

Policy 2.6.1.4

Commercial designations on U.S. Highway 50 interchanges will be considered for commercial development as part of the General Plan review pursuant to Policy 2.9.1.2.

Policy 2.6.1.5

Discretionary development on ridge lines shall be limited within identified scenic corridors. Visual impacts will be assessed and may require setbacks, screening, or other methods as conditions to receiving discretionary approval.

Policy 2.6.1.6

A Scenic Corridor (-SC) Combining Zone District may be applied to all lands exclusive of Community Regions and Rural Centers within an identified scenic corridor as determined by the County Board of Supervisors.

Policy 2.6.1.7

Community Regions and Rural Centers within or adjacent to designated scenic corridors shall be permitted and encouraged to propose their own scenic corridor standards.

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

OBJECTIVE 2.7.1: SIGNS REGULATION

Regulation of the location, number and size of highway signs and elimination of billboards along identified scenic and historic routes.

Policy 2.7.1.1

The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.

Policy 2.7.1.2

Existing billboards within scenic corridors shall be removed or relocated out of the corridor allowing an adequate time period for billboard owners to amortize the value of their signs pursuant to an amortization schedule to be included in the Sign Ordinance.

GOAL 2.8: LIGHTING

Elimination of high intensity lighting and glare consistent with prudent safety practices.

OBJECTIVE 2.8.1: LIGHTING STANDARDS

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Policy 2.8.1.1

Include standards, consistent with prudent safety practices, for outdoor lighting to reduce high intensity nighttime lighting and glare in the update of the County Zoning Ordinance.

GENERAL PLAN MONITORING AND REVIEW

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

Policy 2.9.1.1

The County shall monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth.

Policy 2.9.1.2

Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

Policy 2.9.1.3

The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.

Policy 2.9.1.4

The boundaries of Communities Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2.

Policy 2.9.1.5

In order to comply with subdivision (a) of Public Resources Code Section 21081.6, the County shall monitor, pursuant to the periodic review under Policy 2.9.1.2, the implementation and application of General Plan policies that have the practical effect of mitigating the significant environmental effects of development and other activities authorized by the General Plan. Such periodic review shall assess the effectiveness of such policies in reducing environmental damage and may include recommendations for strengthening any policies found to be less effective than anticipated.

Chapter 3

CIRCULATION ELEMENT

PRINCIPLE

The Plan must integrate and coordinate the transportation plan with the land use plan so that the roadway capacity improvements, road safety improvements, mass transit development and alternative transportation modes can be provided in the most cost effective and efficient manner feasible.

INTRODUCTION

The Circulation Element sets forth a comprehensive strategy for planning, developing, and maintaining a County-wide transportation system, including the creation of new transportation corridors, to serve existing and planned land uses in El Dorado County.

An important objective of the Circulation Element is to recognize and promote transportation modes and facilities of regional as well as local significance in order to contribute to efforts to meet air quality standards. State freeways and highways, aviation facilities, bicycle trail systems, and transit services are examples of regional systems which have been incorporated into this Circulation Element to aid in providing a framework for cooperative planning and implementation of transportation services and facilities. The Circulation System on which the General Plan is based is shown in a map entitled General Plan Circulation Map, which is part of this General Plan.

STATE AUTHORIZATION

The Circulation Element is required by Government Code Sections 65302 (b) and 65303.

The Circulation Element sets forth goals, objectives, and policies describing the overall mobility program for the County. This approach is consistent with the Government Code cited above as well as the California Department of Transportation's (Caltrans) Advanced Transportation System Development Program. Coordination between State and Local Transportation Planning is a key to the success of Regional Transportation Plan.

The Government Code requires that the Circulation Element identify the general location of existing and proposed major transportation routes, terminals, and other local public facilities.

RELATIONSHIP TO OTHER ELEMENTS

The Circulation Element, one of the eleven elements of the General Plan, contains County policies on the development of transportation facilities necessary to accommodate orderly growth of the County. The Circulation Element identifies goals, objectives, policies, and implementation programs which affect the transportation system and provide guidance for future transportation planning efforts. The Circulation Element has been correlated with the Land Use Element as required by Government Code Section 65302, Subdivision (b).

ORGANIZATION OF THE ELEMENT

This element will be implemented through the County's Capital Improvement Program (CIP). This element contains six major transportation system components. These components consist of the following:

1. Regional Highway System
2. Public Transportation Systems
3. Transportation Demand Management and Transportation Systems Management
4. Non-motorized Transportation Systems
5. Aviation
6. Maintenance of Existing Facilities

All six components are closely related and play a vital role in the County's attempt to achieve a balanced and sustainable transportation system.

Each component of this element identifies and briefly describes transportation goals, objectives, policies, and implementation programs which are intended to serve as County-wide guidelines. This framework is designed to promote a regional, cooperative transportation planning effort.

POLICY SECTION

REGIONAL HIGHWAY SYSTEM

GOAL 3.1: REGIONAL HIGHWAY SYSTEM

Provide a regional highway system which serves as the County-wide roadway component of a balanced transportation system.

OBJECTIVE 3.1.1: COORDINATION WITH LAND USE MAP

Coordinate the Transportation System with the Land Use Plan to ensure that new development is efficiently, safely, and conveniently accessed. The Circulation Map adopted as a part of this element will show all existing and planned arterial and collector roads. The transportation system will be consistent with the Regional Highway System (RHS) and make the most efficient use of the County's existing regional highway system.

Policy 3.1.1.1

Roadway alignments and widths shall be consistent with the RHS. Standards for reservation of right-of-way, intersection spacing, design, and location of other points of access from subdivisions and other development shall be included in the County Design and Improvements Standards Manual.

OBJECTIVE 3.1.2: ROADWAY DESIGN STANDARDS

Develop and enforce safe and efficient roadway design standards that consider the variety of terrain and environmental conditions throughout the County and minimize the degradation of environmental quality.

Policy 3.1.2.1

The County shall adopt and enforce roadway design standards for use in planning and constructing new or improved roadways. These standards shall be included in the County Design and Improvements Standards Manual.

Policy 3.1.2.2

A separation of at least 500 feet shall be provided between the terminus of freeway off ramps and the nearest future intersection.

Policy 3.1.2.3

Discretionary residential development shall be directed to areas where the existing County road Level of Service is acceptable, or where infill takes advantage of the existing circulation system and mitigates direct impacts, or where the Capital Improvement Program (CIP) provides and has funding for improvements.

GOAL 3.2: LAND USE COMPATIBILITY

Provide a regional highway system which supports land use policies of the County and cities.

OBJECTIVE 3.2.1: CONCURRENCY

Ensure that safe and efficient transportation and circulation facilities are provided for concurrently with new development.

Policy 3.2.1.1

Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.1 will occur to existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.

Policy 3.2.1.2

Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts, or other means.

Policy 3.2.1.3

All developments may be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pay fees, provide appropriate mitigation for alternative transportation modes, or provide a combination of the above as may be appropriate for the project.

Policy 3.2.1.4

Where no improvement or other acceptable mitigation measures are proposed to alleviate project-induced situations concurrent with development, land development projects shall be denied.

OBJECTIVE 3.2.2: EQUITABLE COST DISTRIBUTION

Distribute the costs for necessary transportation improvements equitably among those who will burden the system and who will benefit from the improvements.

Policy 3.2.2.1

Improvements to the County roadway system will be funded partially through traffic impact fees. Traffic impact fees are to be assessed on new development as a requirement of obtaining a building permit or condition of approval for parcel and subdivision maps or other discretionary applications. To apportion transportation improvement costs to those more directly benefiting from specific improvements, a system of geographic districts will be created within the County. Each district will fund identified local

transportation improvements and its proportionate share of transportation infrastructure which is of regional significance. The fees shall be computed using the County's Capital Improvements Program (CIP) costs.

Policy 3.2.2.2

Funding of freeway interchanges shall be addressed through some combination of the following potential mechanisms: special benefit assessment districts, traffic impact fees, local sales tax, additional gas tax revenues from local, State or Federal sources, or other creative financing process.

Policy 3.2.2.3

The County shall continue to vigorously pursue funding from State and Federal sources. Even if such funding should not be forthcoming, however, the County is willing to accept the Levels of Service set forth in Policies 3.5.1.1 and 3.5.1.6.

GOAL 3.3: SAFE AND EFFICIENT HIGHWAY SYSTEM

Provide for safe, convenient, and efficient movement of people and goods through the regional highway system.

OBJECTIVE 3.3.1: IMPROVEMENT OF INTERCHANGES

Improve interchanges along U.S. Highway 50 and the roadway system in the central urban corridor extending from the Sacramento/El Dorado County Line to Camino.

Policy 3.3.1.1

The County will continue to lead a comprehensive study, with the City of Placerville and the State, to determine the most appropriate alignment and design of State Route 49 and U.S. Highway 50. The preferred alternative should improve circulation efficiency and minimize adverse impacts on the environment, adjacent neighborhoods, downtown Placerville, and access to South Lake Tahoe.

OBJECTIVE 3.3.2: MINIMIZE TRAFFIC IMPACTS ON STATE HIGHWAY SYSTEM

Development projects directly or cumulatively affecting State highways shall mitigate impacts, while recognizing level of service standards and expectations for the future funding for highway improvements.

Policy 3.3.2.1

El Dorado County recognizes that a substantial portion of the impacts to the State highway system is due to external influences and are not within the control of the County.

U. S. Highway 50 is a major thoroughfare to the Lake Tahoe Basin and the State of Nevada, with the majority of trips being generated by the Bay Area and Metropolitan Sacramento residents. El Dorado County also realizes that major funding limitations exist within the State system. Legislative policy allows additional growth and

development within the County notwithstanding the fact that until State or Federal money can be obtained to improve existing conditions caused by external influences, new growth and development in El Dorado County may exacerbate current congestion. Therefore, it shall be the policy of the County to:

- A. Recognize the State highway system within the County as a part of the County's Regional Highway System (RHS).
- B. Acknowledge that there is a long-term commitment to providing a safe and efficient highway system.
- C. Encourage development in such a way as to minimize impacts to the RHS.
- D. Encourage the partnership between El Dorado County, the State, and neighboring jurisdictions to solve State highway problems and funding limitations.
- E. Commit local monies, when available, in the partial funding of critical State highway improvements. As a part of this commitment, the County shall continue to pursue the use of development fees from private development as a funding source.
- F. Acknowledge that adverse impacts to the State highway system resulting from growth and development within the County will occur until adequate funding is made available and improvements made through projects identified in the adopted State Transportation Improvement Program.
- G. Monitor State activities in responding to the needs of the State system within the County and actively pursue highway funding from State and Federal sources.

GOAL 3.4: CONFORM TO ENVIRONMENTAL STANDARDS

Provide a regional highway system which conforms to applicable environmental quality standards to the extent possible.

OBJECTIVE 3.4.1: ENVIRONMENTAL COMPATIBILITY

Provide a regional highway system which, to the extent practical, is compatible with the physical environment, enhances the environmental quality, and conserves the natural resources of the County.

Policy 3.4.1.1

Circulation facilities should be sited and designed in such a way that avoids damage to the County's scenic and environmental resources to the extent feasible. Roads should be planned and designed to minimize disruption of soils, topography, vegetative cover, and wildlife habitat.

GOAL 3.5: ACCEPTABLE LEVEL OF SERVICE

Protect the public safety and welfare, reduce traffic congestion, ensure acceptable level of service (LOS), provide for the movement of people and goods, and conserve the functional integrity of the County-maintained system.

OBJECTIVE 3.5.1: LEVEL OF SERVICE

Maintain LOS "E" on all County roads. The annual Capital Improvement Program shall target those areas where LOS or safety standards are not being met.

Policy 3.5.1.1

The County shall adopt a roadway plan consistent with planned land use and shall maintain an operating Level of Service of "E" or better on all roadways, consistent with Objective 3.5.1. In addition, all road segments projected in the roadway plan at the year 2015 to be operating at LOS A, B, or C shall not be allowed to fall below LOS C and all road segments at LOS D shall not fall below LOS D.

Policy 3.5.1.2

The County shall prepare and update annually a list of proposed roadway improvements that are needed to meet LOS "E" operations criteria. A priority list of these projects shall be developed based on the ratio of existing traffic levels to the desired service levels and in consideration of public safety. The CIP shall emphasize capacity improvements to achieve desired LOS in Community Regions and Rural Centers. In Rural Regions, the CIP shall emphasize safety improvements.

Policy 3.5.1.3

The County shall identify those roadways with existing or projected capacity problems, prioritize them in terms of mitigation immediacy, and develop programs for planning, financing, and constructing the needed improvements.

Policy 3.5.1.4

Recognize that substandard road conditions exist in some rural areas of the County and include feasible roadway, pedestrian, and bicyclist safety improvements in the roadway improvement priority list where such projects are feasible.

Policy 3.5.1.5

The County shall adopt an access classification system and standards for the management, regulation and control of vehicular ingress to and egress from the County Maintained Highway system. All segments of the County Maintained Highway system shall be assigned an access classification and standard by the Board of Supervisors. The standards shall be the basis for permitting access with regard to land use planning of adjacent properties and the development of County construction projects.

Policy 3.5.1.6

The County recognizes that Level of Service is a quantifiable factor which measures the volume of vehicles to the capacity of the roadway at a peak hour or peak period of traffic. The County recognizes that in developing its circulation system it has to consider such factors as topographical constraints, right-of-way considerations, and other jurisdictions' plans for adjoining road systems. The County recognizes that in certain situations it is not in the County's overall interest to develop a circulation system which is designed for a peak hour or peak period of traffic. These situations may include, but are not limited to, circumstances where the need to promote overall economic development or the need to protect the County's rural atmosphere, which is enhanced by two-lane roads, may outweigh the need to provide a circulation system based upon a peak hour or peak period of traffic. The County therefore recognizes that under certain circumstances a Level of Service below that referenced in Policy 3.5.1.1 may be acceptable. The County makes the finding that the road segments listed below are acceptable at a lower Level of Service. While making this finding, the County will attempt to improve these road segments to a higher Level of Service by pursuing Goals 3.9 and 3.10 of the Circulation Element of the General Plan.

GENERAL PLAN - LOS ANALYSIS																
GENERAL PLAN 2015																
ROAD	LOS	V/C														
Cambridge Road - Country Club Drive to Oxford Road	F	1.07														
Cameron Park Drive - Robin Lane to Coach Lane	F	1.11														
Missouri Flat Road - U.S. Highway 50 to Mother Lode Drive	F	1.12														
Missouri Flat Road - Mother Lode Drive to China Garden Road	F	1.20														
Pleasant Valley Road - El Dorado Road to State Route 49 (S)	F	1.28														
U.S. Highway 50 - Canal Street to Junction of State Route 49	F	1.25														
U.S. Highway 50 - Junction of State Route 49 to Coloma Street	F	1.59														
U.S. Highway 50 - Coloma Street to Bedford Avenue	F	1.61														
U.S. Highway 50 - Bedford Avenue to Begin Freeway	F	1.73														
U.S. Highway 50 - Begin Freeway to Washington OH	F	1.16														
U.S. Highway 50 - Ice House Road to Echo Lake	F	1.16														
State Route 49 - Pacific/Sacramento Streets to new four lane section	F	1.31														
State Route 49 - U.S. Highway 50 to State Route 193 (N)	F	1.32														
State Route 49 - State Route 193 to County Line	F	1.51														
<table><tr><td><u>LEVEL OF SERVICE</u></td><td><u>VOLUME/CAPACITY RANGE</u></td></tr><tr><td>A</td><td>0.00 - 0.60</td></tr><tr><td>B</td><td>0.61 - 0.70</td></tr><tr><td>C</td><td>0.71 - 0.80</td></tr><tr><td>D</td><td>0.81 - 0.90</td></tr><tr><td>E</td><td>0.91 - 1.00</td></tr><tr><td>F</td><td>>1.00</td></tr></table>			<u>LEVEL OF SERVICE</u>	<u>VOLUME/CAPACITY RANGE</u>	A	0.00 - 0.60	B	0.61 - 0.70	C	0.71 - 0.80	D	0.81 - 0.90	E	0.91 - 1.00	F	>1.00
<u>LEVEL OF SERVICE</u>	<u>VOLUME/CAPACITY RANGE</u>															
A	0.00 - 0.60															
B	0.61 - 0.70															
C	0.71 - 0.80															
D	0.81 - 0.90															
E	0.91 - 1.00															
F	>1.00															
# of centerline miles at LOS F: 34.8																

Policy 3.5.1.7

In order to ensure that Level of Service below that identified in Policy 3.5.1.1 occurs only during peak periods and not during more extended periods, the County will require project-specific traffic studies before granting discretionary approvals for projects that will add substantial amounts of traffic to the circulation system. This policy will apply even to projects that do not require General Plan amendments. If such traffic studies show that the projects in question will create, or significantly contribute to, non-peak period traffic congestion below the Level of Service specified in Policy 3.5.1.1, the County shall either condition such projects to eliminate any such impacts or will deny such projects until such time as the circulation system can absorb the traffic from the project without suffering non-peak period traffic congestion below the Level of Service specified in Policy 3.5.1.1. Alternatively, the County may approve the projects in question if such projects contribute their fair share of money or land toward planned future transportation improvements that can feasibly be constructed within a reasonably foreseeable time frame and will result in the ultimate avoidance of non-peak period traffic congestion below the Level of Service specified in Policy 3.5.1.1.

PUBLIC TRANSPORTATION SYSTEM

GOAL 3.6: HIGH QUALITY PUBLIC TRANSPORTATION

Serve the people of El Dorado County by encouraging and supporting high quality public transportation services that are convenient, safe, efficient, and effective.

OBJECTIVE 3.6.1: IMPLEMENT PUBLIC TRANSPORTATION IMPROVEMENTS

Identify public transportation system improvements throughout the County to meet the needs of both the general public and the public transportation dependent.

Policy 3.6.1.1

Utilize the existing El Dorado County Transit Authority (EDCTA) and El Dorado County Transportation Commission's (EDCTC) public transportation advisory committees to study and implement needed public transportation improvements. This work will include participation in the EDCTC's Unmet Needs Process.

OBJECTIVE 3.6.2: MULTI-MODAL INFORMATION AND SERVICE

Assist in providing multi-modal transportation service to all residents of the County.

Policy 3.6.2.1

The County should assist in the development of an intermodal facility at a future rail transportation station that can accommodate bus, taxi, bicycle, and other public/private transportation modes. The intermodal facility should ideally be located in the El Dorado Hills area. A Park-N-Ride lot should also be built as part of the intermodal facility.

GOAL 3.7: COMMUTER TRANSPORTATION SERVICE

Assist in the provision for commuter (peak hour) transportation service.

OBJECTIVE 3.7.1: COMMUTER USAGE

Increase commuter usage and service.

Policy 3.7.1.1

Coordinate with the El Dorado County Transit Authority in further developing its existing commuter transportation services to downtown Sacramento as well as major employment centers in the U.S. Highway 50 Corridor. This strategy will provide El Dorado County residents with a quality transportation alternative as well as create a ridership that would justify an investment in a rail transportation system. These alternatives shall be assessed and implemented through the County's Transportation Demand Management (TDM) and Transportation System Management (TSM) programs.

OBJECTIVE 3.7.2: RAIL SERVICE

Plan for the extension of rail service from Sacramento into El Dorado County.

Policy 3.7.2.1

The County should continue to provide leadership in conjunction with neighboring jurisdictions and transportation providers in both El Dorado and Sacramento Counties to extend rail service to El Dorado County using existing Southern Pacific Railroad right-of-way where feasible.

Policy 3.7.2.2

Investigate the possibility of a comprehensive rail financing program for the unincorporated County to secure the necessary right-of-way, capital improvements, maintenance, and operation costs through a public/private partnership.

GOAL 3.8: PUBLIC TRANSPORTATION DEPENDENT

Respond to the transportation needs of the public transportation dependent, such as senior citizens, youths, disabled persons, and those of limited means.

OBJECTIVE 3.8.1: ASSISTANCE TO PUBLIC TRANSPORTATION DEPENDENT

Identify and support the implementation and development of assistance to the public transportation dependent.

Policy 3.8.1.1

The County shall work with the El Dorado County Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops.

TRANSPORTATION DEMAND MANAGEMENT (TDM) AND TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

GOAL 3.9: REDUCE VEHICLE DEMAND

Reduce the level of demand on County roadways through the implementation of policies and programs that minimize congestion, improve level of service, conserve energy, and minimize air pollution.

OBJECTIVE 3.9.1: TRANSPORTATION ALTERNATIVES

Promote the development of strategies that increase the capacity of the highway system, reduce the level of demand placed on the system, or spread the period of peak demand.

Policy 3.9.1.1

Transportation alternatives that are cost-effective shall be strongly encouraged. A public transit system linking employment, shopping areas, and schools with residential areas should be encouraged.

Policy 3.9.1.2

The County, in cooperation with the El Dorado County Transportation Commission (EDCTC), shall cooperate with providers of transit, commercial bus, and taxi services in the planning and implementation of new or improved service.

Policy 3.9.1.3

The County shall continue to work with employers, residents, and other agencies to encourage increased car pools, van pools, and park and ride lots.

Policy 3.9.1.4

School and public bus stops and turnouts shall be considered for inclusion into new developments.

Policy 3.9.1.5

Project review shall take into account all forms of transportation and circulation systems including rail, bicycle trails, pedestrian paths, equestrian easements, off-site, and on-site parking where appropriate.

Policy 3.9.1.6

Prior to or in conjunction with project review and approval and/or development of a commercial, industrial, or multifamily project within the Community Regions and Rural Centers, the developer shall cooperate with the County in providing for the construction of pedestrian and bicycle paths (separate or integrated) to allow unimpeded circulation within the entire property being developed.

Policy 3.9.1.7

Planned communities shall be designed to incorporate all of the measures under Goal 3.9 and provide for a greater mixture of land uses in closer proximity to better accommodate for alternative transportation modes.

Policy 3.9.1.8

The County shall coordinate and work with the El Dorado County Transportation Commission (EDCTC) in implementing programs to reduce airborne particulates as set forth in the Air Pollution Control District's Air Quality Attainment Plan.

OBJECTIVE 3.9.2: TRIP REDUCTION PROGRAMS

Increase employer and developer participation in trip reduction programs and to maximize private sector participation.

Policy 3.9.2.1

When reviewing site plans and environmental documents for high-density residential, industrial, and commercial development, encourage positive incentives (e.g., bus passes, ride sharing rewards/incentives, and preferential parking for car/van pools, etc.) for public transportation solutions as mitigation measures for traffic impacts.

Policy 3.9.2.2

Higher intensity land uses shall be encouraged adjacent to public transportation routes to ensure compatible and supportive relationships.

Policy 3.9.2.3

New development shall be required to install bus turnouts, bus shelters, and other public transportation-related improvements where appropriate.

Policy 3.9.2.4

The County shall maintain a program to install bus turnouts, bus shelters, and other public transportation-related improvements where appropriate.

Policy 3.9.2.5

The County, through the Department of Transportation, shall add a policy to the Trip Reduction Program which provides, to the extent allowed under State and Federal law, incentives to employees to decrease single occupancy vehicle use. Such incentives could include:

- Encourage assignment of preferential parking spaces to ride sharers; and
- Provide parking discounts or other incentives to ride sharers.

Policy 3.9.2.6

Where the County determines that State law prohibits the mandatory imposition of employee trip reduction measures for discretionary development decisions, the County may allow a project proponent to volunteer to bind itself to satisfy such measures as an

alternative to other mitigation measures or alternatives (e.g., the reduction of proposed development densities) that the proponent finds less desirable even though they may be legally permissible. Similarly, an applicant may voluntarily agree to bind itself to carry out employee trip reduction measures in order to qualify, where appropriate, for a mitigated negative declaration rather than an environmental impact report. Once an applicant has made such a voluntary commitment, the County shall enforce the measures in question as binding mitigation measures and/or conditions of approval.

Policy 3.9.2.7

Where the County has approved a development proposal that will increase traffic and/or air pollution because of increased vehicle trips by employees who will work within the project area, the County should consider using a development agreement as a mechanism by which the County can obtain binding employee trip reduction measures in exchange for benefits provided to the project proponent (e.g., the vesting of rights).

GOAL 3.10: DEVELOPMENT OF TRANSPORTATION SYSTEM MANAGEMENT (TSM) STRATEGIES AND PLAN

Develop a plan and programs such as signal integration/coordination and channelization as an economical means of reducing existing and projected traffic congestion.

OBJECTIVE 3.10.1: BROAD-BASED TRANSPORTATION SYSTEM MANAGEMENT

Ensure a broad based approach to Transportation System Management among all participants in the County.

Policy 3.10.1.1

For projects creating the demand for TSMs to mitigate transportation related impacts, all circulation studies and plans prepared shall contain realistic options and recommendations for the use of TSM's as a means of reducing traffic congestion to the extent that the County has the legal ability or obligation to implement the TSMs.

Policy 3.10.1.2

The County will develop an integrated program for managing the transportation system through community outreach and other forms of leadership in the community. This will include coordinating committees and organizations to develop effective strategies.

OBJECTIVE 3.10.2: REGIONAL TRANSPORTATION FACILITIES

Develop, in cooperation with appropriate agencies and jurisdictions, regional facilities in a manner that will help to facilitate public transportation ridership and alleviate highway congestion, energy consumption, and air quality problems as determined by the El Dorado County California Clean Air Act Plan.

Policy 3.10.2.1

Identify and designate Park-N-Ride lots and major transfer stations planned by public transportation providers on the Regional Highway System (RHS).

Policy 3.10.2.2

When reviewing development proposals, ensure that sufficient land and facilities are provided for public transportation purposes.

OBJECTIVE 3.10.3: TRANSPORTATION SYSTEMS MANAGEMENT ON STATE HIGHWAY SYSTEM

El Dorado County will consider the implementation of ramp metering and high occupancy vehicle lanes, where feasible, on State highway interchanges, and freeways in El Dorado County.

NON-MOTORIZED TRANSPORTATION SYSTEMS (NMTS)

GOAL 3.11: COMPREHENSIVE TRAILS PLAN

Develop and implement a comprehensive bikeway, hiking, and equestrian trails plan that maximizes the opportunities for non-motorized transportation and meets the recreation and local commute needs of El Dorado County residents.

OBJECTIVE 3.11.1: TRAIL DEVELOPMENT

Develop a bikeway, hiking, and equestrian trails network which provides non-motorized alternatives for commuter travel as well as recreational opportunities.

Policy 3.11.1.1

Where practical and safe, design regional bicycle, hiking, and equestrian routes to connect residential areas with major activity centers (employment, educational, civic, etc.) by requiring as conditions of approval of discretionary projects the dedication of right-of-way and construction in conformance with the County's Bikeway Master Plan and the County's Hiking and Equestrian Trails Master Plan.

Policy 3.11.1.2

Plan bicycle, hiking, and equestrian routes to facilitate access to recreational areas such as regional parks, rivers, and major tourist commercial/recreational facilities.

Policy 3.11.1.3

Plan a bikeway, hiking, and equestrian network to interface with other modes of transportation (train or transit stations and Park-N-Ride lots, etc.) in order to encourage and support the use of non-motorized transportation modes and reduce the use of motor vehicles.

Policy 3.11.1.4

Encourage other modes of transportation (buses, trains, etc.) to plan for and provide space for on-site storage or for carrying recreational and commuting bicyclists on public transportation systems where feasible.

Policy 3.11.1.5

Locate regional bikeways, hiking, and equestrian routes along designated scenic highways wherever environmentally, physically, or economically feasible and encourage the development of scenic vista points and rest areas where feasible and appropriate.

Policy 3.11.1.6

Utilize existing and abandoned public rights-of-way along ditches, parks, and road, utility and railroad rights-of-way wherever possible and where a need can be demonstrated to construct bikeways, hiking, and equestrian trails.

Policy 3.11.1.7

Continue to develop a bikeway system connecting South Lake Tahoe and Meyers adjacent to Pioneer Trail.

Policy 3.11.1.8

Promote use of a bikeway network by implementing a program of preventative and corrective maintenance in the Capital Improvement Program funded through the State Transportation Development Act (TDA).

OBJECTIVE 3.11.2: TRAIL NETWORK

Develop a bikeway, hiking, and equestrian trail network which maximizes the safety and convenience of users of all levels of experience within that system.

Policy 3.11.2.1

Promote the development of bicycle, hiking, and equestrian trail and safety information to the public.

Policy 3.11.2.2

Design and construct regional bikeways in accordance with County and Caltrans standards in order to maximize safety, minimize potential conflicts with pedestrians and motor vehicles, and assure compatibility with the surrounding environment.

Policy 3.11.2.3

Separate non-motorized from motorized traffic wherever possible taking into consideration safety, users of the facility, economic factors, and physical feasibility.

Policy 3.11.2.4

Encourage the provision of bicycle racks, showers, lockers, staging areas, and storage facilities at destinations where practical and economically feasible when reviewing discretionary permits for major employment and/or activity centers.

OBJECTIVE 3.11.3: INTERAGENCY COORDINATION

Promote coordination among the County, cities, and other agencies in providing an integrated bikeway, hiking, and equestrian system that provides linkages across jurisdictional boundaries.

Policy 3.11.3.1

Plan, develop, and maintain a network of County-wide regional trails in both incorporated and unincorporated areas, through cooperative efforts with cities, State and federal government, schools and utility companies.

Policy 3.11.3.2

Encourage other jurisdictions to adopt a system of bikeway, hiking, and equestrian trails that complement the County system.

Policy 3.11.3.3

All roadways should have shoulders to accommodate bicycle riders to the maximum extent practical.

Policy 3.11.3.4

Encourage the use of activities such as bicycle rodeos to promote elementary school bicycle education programs.

OBJECTIVE 3.11.4: TRAIL FINANCING

Seek all available means of financing bikeway, hiking, and equestrian trails, including local, State, and Federal sources.

Policy 3.11.4.1

Solicit and utilize all sources of private, local, regional, State and Federal funds to plan, acquire right-of-way, and construct bikeway, hiking, and equestrian trails.

AVIATION

GOAL 3.12: SAFE AIRPORT FACILITIES

Provide safe and efficiently managed County airport facilities with compatible surrounding land uses that will enhance economic development.

OBJECTIVE 3.12.1: AIRPORT MASTER PLAN AND AIRPORT LAYOUT PLAN

Provide for the consistency between the Airport Master Plan, Airport Layout Plan, Airport Comprehensive Land Use Plans, and the General Plan.

Policy 3.12.1.1

The General Plan shall be consistent with the Airport Master Plan, Airport Layout Plan, and the Airport Comprehensive Land Use Plans.

Policy 3.12.1.2

Compatible commercial and industrial uses shall be allowed adjacent to airports where feasible.

Policy 3.12.1.3

The County should support development of airport improvement plans that promote safety and industry in accordance with policies developed by the El Dorado County Airport Commission as well as the Placerville Airport Master Plan and the Georgetown Airport Layout Plan. The Airport Improvement Plans will be included in the County's Capital Improvement Program.

Policy 3.12.1.4

Discretionary applications within a designated Airport Safety Zone shall be submitted to the Airport Land Use Commission for review and recommendation.

GOAL 3.13: GENERAL AVIATION AIRPORT FACILITIES

Provide general aviation airport facilities that are responsive to user needs and operate and efficiently manage these facilities with available resources, seeking to place both airports on a sound financial footing using enterprise funds.

OBJECTIVE 3.13.1: AIRPORT REVENUES

Increase and maximize revenues through innovative approaches to airport uses and obtain all available airport grants.

Policy 3.13.1.1

The County shall make every effort to obtain airport funds and promote equitable Federal and State airport funding programs in accordance with its annual work activities, use, programs, and promotion campaigns.

MAINTENANCE OF EXISTING FACILITIES

GOAL 3.14: COMPREHENSIVE SYSTEM MAINTENANCE PLAN

Assure that the transportation system continues to provide efficient, safe, and convenient access to the travelling public.

OBJECTIVE 3.14.1: DEVELOPMENT OF MAINTENANCE TRACKING PROGRAMS

Develop and implement a comprehensive system to monitor and evaluate the condition of maintenance needs of the existing transportation network.

Policy 3.14.1.1

Develop a system that provides dependable and adequate resources to maintain the County's existing system of roads, bridges, drainage facilities, and airports.

Policy 3.14.1.2

Develop programs that evaluate the condition of, and provide amortization for, the County's fleet, including auto, bus/van and heavy equipment.

OBJECTIVE 3.14.2: MAINTENANCE OF THE EXISTING ROAD SYSTEM

Maintain the existing road system to assure safe, convenient, and efficient movement of people and goods through the regional highway system.

Policy 3.14.2.1

The County will inventory and categorize the County maintained roads by road type and condition using a Pavement Management System (PMS).

Policy 3.14.2.2

Develop strategies to maintain and improve County roads exclusive of funds or road improvements exacted from new development.

Policy 3.14.2.3

The County will work with the Regional Transportation Planning Agency (RTPA) to ensure that the RTPA's Regional Transportation Plan is coordinated with the County's Capital Improvement Plan. This coordination will allow access to Federal and State funds by inclusion in the Metropolitan Transportation Plan and the Federal Transportation Improvement Program, where possible, for road maintenance and improvements.

Policy 3.14.2.4

Prior to the five-year General Plan update review, the County shall work with the City of Placerville to resolve any possible differences between the interface of connecting City and County arterial streets.

Chapter 4

HOUSING ELEMENT

PRINCIPLES

The General Plan must identify sufficient quantities of land for residential uses to meet the housing needs of the present and future residents of the County.

The General Plan must provide for the designation of sufficient quantities of land to allow for the construction of suitable housing for all residents regardless of income, race, sex, and/or religion.

INTRODUCTION

The Housing Element of the El Dorado County General Plan was originally adopted in August of 1979. The element has undergone three revisions since its original adoption, with the latest revision having been adopted on August 4, 1992, as mandated by State law. This version of the Housing Element provides further modifications to ensure consistency with all other elements of this General Plan review.

It is the intent of this Housing Element to act as a statement of local policy to address the following findings made by the State Legislature:

1. The availability of housing is of vital Statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
2. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
3. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

4. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
5. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

STATE AUTHORIZATION

California Government Code Sections 65302(c) and 65583 require the preparation of a housing element which shall consist of:

"...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

REVISED POPULATION PROJECTIONS

The latest population projections from the State Department of Housing and Community Development (HCD) and the Sierra Planning Organization (SPO) indicate a slow-down in growth for El Dorado County. These projections are now more consistent with the population numbers that are shown within the Land Use Element Background Information contained in Volume II of this General Plan.

The data from Sierra Planning Organization projected population at five-year intervals beginning with 1990. For 1995, the projected population for the entire County is 151,400 persons. The projected population for the year 2000 is 174,300 persons. This translates to an annual average growth rate for the five-year period of 2.86 percent. Using this percentage, it is estimated that the County as a whole in the year 1997 will have a population of 160,200 persons. The year 1997 is important within the Housing Element as that is the end of the current time frame for which HCD and SPO have projected regional housing needs.

For the unincorporated portion of the County, the projected population in 1997 is estimated to be 128,000 persons based on the assumption that 80 percent of the entire County population resides in the unincorporated portion. This population estimate then translates to a projected housing need of 46,043 total units at an average household population of 2.78 persons per unit. Given that there were 34,826 occupied dwelling units in the unincorporated portion of the County in 1990, an additional 11,217 dwelling units are needed to accommodate the 1997

projected population. These new units should be developed to meet the needs, as determined by HCD, of the four income groups which are:

Very Low Income - No more than 50 percent of the area median income.

Lower Income - Between 50 and 80 percent of the area median income.

Moderate Income - Between 80 and 120 percent of the area median income.

Above Moderate Income - Above 120 percent of the area median income.

The area median income to be used by the County for the above-listed income groups is provided by the California Department of Housing and Community Development and updated annually. The 1995 area median income for El Dorado County, based on a family of four, is \$46,400. The table below shows the maximum income limits for each income level adjusted for family size. The above-moderate income level is not included in the table as this group represents all incomes in excess of the moderate income limits.

INCOME GROUP	1996 INCOME LIMITS							
	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very low income	16,250	18,550	20,900	23,200	25,050	26,900	28,750	30,600
Lower income	26,000	29,700	33,400	37,100	40,100	43,050	46,050	49,000
Median income	32,500	37,100	41,750	46,400	50,100	53,800	57,550	61,250
Moderate income	39,000	44,550	50,150	55,700	60,150	64,600	69,050	73,500

Source: State Department of Housing and Community Development, 6932 Income Limits, January 1996 (Income limits are updated annually by HCD).

RELATIONSHIP TO OTHER ELEMENTS

The Housing Element is primarily related to the Land Use Element in that the latter establishes the planning framework and policies determining development densities and patterns which may direct the location and distribution of jobs and housing.

ORGANIZATION OF THE ELEMENT

As charged by the Legislature, the Housing Element is to consist of four basic components:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

3. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate Federal and State financing and subsidy programs when available.
4. An analysis and program for preserving assisted housing developments.

The goals, objectives, policies, and programs are contained within this volume of the General Plan. The needs assessments and analyses are contained in *Volume II, Background Information, El Dorado County General Plan*.

It is intended that the goals, objectives, and policies contained herein apply throughout the entire time frame of the General Plan. The programs are formulated to be conducted over a five-year period. A revision to the General Plan will occur at five-year intervals following the adoption of the Plan. At that time, all programs will be evaluated for completion and a revised set of programs will be developed to cover the next five-year period. Each program shall contain the following information:

1. A brief statement of the program, including specific actions which will be taken to implement the program;
2. The department(s) or agency(s) responsible for implementation;
3. Secured or possible sources of financing or funding; and
4. A schedule for completion.

POLICY SECTION

HOUSING NEEDS AND OPPORTUNITIES

GOAL 4.1: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of sufficient quantities of buildable land to allow the construction of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary factor.

OBJECTIVE 4.1.1: HOUSING NEEDS

Attainment of the County's projected share of the regional housing needs.

Policy 4.1.1.1

The County shall work to provide housing for lower income households in accordance with the following quantified objectives:

EL DORADO COUNTY'S QUANTIFIED OBJECTIVE BASED ON REGIONAL HOUSING NEEDS: 1990 - 1997					
	SPO'S Allocation (1990-1997)	New Construction (1990-1994)¹	Remaining Share (1995-1997)	Rehabilitation of Affordable Units²	Conservation of Affordable Units³
Very low income	3,937	537 ⁴	3,400	59	208
Lower income	3,234	0	3,234		
Moderate income	4,043	0	4,043		
Above moderate income	6,122	6,592	0		
Totals	17,336	7,162	10,644	59	208
¹ New construction figures: See Volume II of the General Plan, Chapter 4, Housing, Table 4-9: Finaled Residential Dwelling Units. ² Rehabilitation: Assumes the County will continue to receive funds from the State for CDBG California Housing Rehab Program for Owner Occupied Housing (CHRP-O) and California Housing Rehab for Renters (CHRP-R). ³ Conservation: Assumes that the number of Section 8 certificates and vouchers will increase by 15 new units in 1996-97 for very low income. ⁴ Assumes hardship mobile home dwelling units qualify for very low income households.					

Policy 4.1.1.2

The County shall develop programs and design funding mechanisms, such as fee reductions, density incentives, etc., to promote and provide a distribution of housing opportunities consistent with the following income levels and a projected need for 17,336 additional dwelling units for the period 1990-1997:

Income Level	Distribution	Dwelling Units
Very low	22.7 %	3,937
Lower	18.7%	3,234
Moderate	23.3%	4,043
Above moderate	35.3%	6,122

Policy 4.1.1.3

Specific plans need to address and provide for affordable housing.

Policy 4.1.1.4

The County shall work with parties such as the State and Federal governments, developers, nonprofit housing corporations, and legal services providers to attempt to provide housing for lower income households in accordance with the County's quantified objectives.

OBJECTIVE 4.1.2: COMMUNITY CARE FACILITIES

Safe, comfortable housing for groups with special needs, such as the elderly or handicapped, with low to moderate incomes.

Policy 4.1.2.1

Community care facilities for six or fewer persons shall be allowed by right within all residential land use designations.

Policy 4.1.2.2

Community care facilities for more than six persons shall be allowed with special use permit approval within all residential land use designations and shall be allowed by right in commercial designations.

Policy 4.1.2.3

Shelters for battered and abused women and children shall be considered community care facilities, subject to the policies stated above.

Program 4.1.2.3.1: The County shall revise the definition of community care facilities contained in the Zoning Ordinance to specifically include shelters for battered and abused women and children thereby allowing such shelters to be located in areas designated as residential. Shelters shall also be included as a use allowed by right within commercially-designated lands.

Agency: The El Dorado County Board of Supervisors and the Planning Department

Funding: County General Fund

Time Frame: The Zoning Ordinance shall be updated within one year following adoption of the General Plan.

OBJECTIVE 4.1.3: FAIR HOUSING

Elimination of discriminatory practices that result in denying residents access to affordable housing opportunities.

Policy 4.1.3.1

The County shall obtain and make available information regarding the enforcement programs of the State Fair Employment and Housing Commission.

Program 4.1.3.1.1: The County shall obtain posters and other materials regarding discrimination in housing from the State Fair Employment and Housing Commission and shall post these materials in the Permit Center Public Research Room and other appropriate public places.

Agency: The El Dorado County Planning Department

Funding: County General Fund

Time Frame: Ongoing

Policy 4.1.3.2

The County shall notify the responsible State or Federal enforcement agencies concerning violation of anti-discrimination laws.

OBJECTIVE 4.1.4: CONDOMINIUM CONVERSIONS

Limitations on conversions of existing rental housing to condominiums to prevent adverse impacts on the rental housing market.

Policy 4.1.4.1

Multifamily apartment complexes shall not be converted to condominiums for at least five (5) years after issuance of the Certificate of Occupancy.

Policy 4.1.4.2

Multifamily apartment complexes built under the Density Bonus Program shall not be converted to condominiums for at least ten (10) years after issuance of the Certificate of Occupancy. Approval of the conversion shall require the designation of all units that were developed as density bonus units or no less than 20 percent of the units for "lower income" families and no less than 10 percent of the units for "very low income" families, whichever is greater.

Policy 4.1.4.3

All requests for the conversion of affordable apartment rental units to condominiums shall be reviewed to determine the impact on the availability of affordable rental housing.

OBJECTIVE 4.1.5: EL DORADO COUNTY PUBLIC HOUSING AUTHORITY

The County shall continue to support the activities of the El Dorado County Public Housing Authority which is charged with the duties of coordinating all housing programs within the County and providing for implementation of the Housing Element.

Policy 4.1.5.1

The El Dorado County Public Housing Authority will conduct any and all activities authorized by the Housing Authorities Law, California Health and Safety Code Sections 32400 et seq., including without limitation those enumerated in Section 34312. The Authority has all powers authorized by applicable State law, County ordinance, and its bylaws necessary and incidental to effect its purpose.

Program 4.1.5.1.1: The County shall continue to provide support to the Public Housing Authority through the El Dorado County Department of Community Services.

Agency: The El Dorado County Board of Supervisors, El Dorado County Public Housing Authority, Department of Community Services, and Planning Department.

Funding: County General Fund; Federal and State grant funding.

Time Frame: Ongoing

GOAL 4.2: HOUSING SITES

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

OBJECTIVE 4.2.1: MULTIFAMILY HOUSING

Designation of adequate sites for multifamily housing in the unincorporated portion of the County.

Policy 4.2.1.1

To accommodate the County's regional share of lower income housing needs, an adequate supply of lands shall be designated as Multi-Family Residential (MFR). The County's projected share of the regional housing needs for very low and lower income households is 4,577 units for the period 1990-1997. As of 1990, approximately 518 acres of vacant land were designated as MFR. At an average density of 16 units per acre, 8,292 additional units can be provided. To ensure an adequate supply of affordable rental units, sufficient land shall be designated as MFR to allow for a 2:1 ratio of all multifamily units versus units affordable to low and very low income households. Sites shall be identified on the General Plan land use map to accommodate not less than 862 additional units, or approximately 54 acres. These lands shall be: (A) designated within the boundaries of Community Regions and Rural Centers; (B) located within the purveyor's service area for both public water and sewer and in close proximity to the existing systems; and (C) close to job centers or commuting facilities.

Policy 4.2.1.2

To further accommodate the County's regional share of lower income housing needs, those sites designated Multi-Family Residential (MFR) on the General Plan land use map shall be further evaluated for application of a combining zone district which shall provide for a density range not to be less than 10 units per acre. The application of the combining zone district shall be based on site suitability to support the density. The County shall target 25 percent of the available MFR designated lands for application of said combining zone.

Policy 4.2.1.3

All multiple family housing projects shall be an allowed use permitted by right except where a combining zone district requires design review.

Policy 4.2.1.4

Co-housing shall be an appropriate dwelling type permitted on lands designated as Multi-Family Residential and High-Density Residential.

Program 4.2.1.4.1: Revisions shall be made to all zoning districts which are consistent with the Multi-Family Residential and the High-Density Residential land use designations to allow co-housing facilities as uses allowed by right.

Agency: The El Dorado County Board of Supervisors and the Planning Department

Funding: County General Fund

Time Frame: The Zoning Ordinance shall be updated within one year following adoption of the General Plan.

OBJECTIVE 4.2.2: MOBILE/MANUFACTURED HOMES

Suitable sites for the development of mobile homes and manufactured housing opportunities.

Policy 4.2.2.1

Mobile/manufactured home parks shall be permitted in all residential land use designations subject to the density standards of the district and subject to an approved special use permit.

Policy 4.2.2.2

Mobile/manufactured home parks shall be a use allowed by right on residential lands zoned with the Mobile Home Park (MP) combining zone district subject to all appropriate water, sewer and road requirements, applicable development fees, and design review. The County shall zone 10 percent of all Multi-Family Residential, High-Density Residential and Medium-Density Residential with the MP combining zone district.

Policy 4.2.2.3

The utilization of mobile homes and manufactured homes as an alternative to conventionally constructed homes is deemed appropriate on all parcels within the County where residential usage is allowed by right, provided these homes are placed on permanent foundations as described in the Uniform Building Code. Building fees shall reflect home construction and inspection governed by the Department of Housing and Urban Development (HUD) and be reduced accordingly.

OBJECTIVE 4.2.3: PLANNED DEVELOPMENTS

Use of planned developments to allow design flexibility and creativity to produce affordable housing.

Policy 4.2.3.1

Use of the Planned Development (-PD) combining zone district shall be promoted to allow greater flexibility in development standards to encourage developers to include low and moderate income housing within residential developments.

OBJECTIVE 4.2.4: PLANNED DEVELOPMENTS FOR NEW COMMUNITIES

Development of planned communities containing a mix of housing types.

Policy 4.2.4.1

Boundaries delineating the location of Planned Communities (-PD) shall be shown on the General Plan Land Use Map. It is intended that these -PC areas will contain a variety of high-intensity residential uses and housing types. Planned Communities shall be planned and developed through the specific plan process to ensure a variety of housing types and mixed uses.

OBJECTIVE 4.2.5: RURAL HOUSING

Develop rural housing opportunities within Rural Centers.

Policy 4.2.5.1

Rural Centers shall be delineated within the Rural Regions of the County to identify those areas where higher density residential usage shall be permitted in close proximity to, or in conjunction with, commercial opportunities. Maximum densities within Rural Centers may be limited based on the availability of public and/or community water and sewage disposal services.

OBJECTIVE 4.2.6: EMPLOYEE HOUSING

Suitable opportunities for the development of employee housing.

Policy 4.2.6.1

Within areas zoned for residential uses, Employee Housing providing accommodations for six or fewer employees shall be deemed a single-family structure and shall be subject to the same provisions and requirements governing the construction of single-family dwellings, subject to a showing, based on substantial evidence, that the applicant for such housing is likely to obtain, or has obtained, a Permit to Operate from the State Department of Housing and Community Development in conformance with State Health and Safety Code Section 17021.5.

Policy 4.2.6.2

Within areas zoned for agricultural uses, the construction of Employee Housing for 12 or fewer agricultural employees shall be subject to the same provisions and requirements governing the construction of structures permitted by right on a parcel in such agricultural zones, subject to a showing, based on substantial evidence, that the applicant for such housing is likely to obtain, or has obtained, a Permit to Operate from the State Department of Housing and Community Development in conformance with State Health and Safety Code Section 17021.6.

Policy 4.2.6.3

In areas zoned for agricultural uses, development of Employee Housing for more than 12 agricultural employees shall require approval of a special use permit in addition to a Permit to Operate from the State Department of Housing and Community Development.

Policy 4.2.6.4

In areas zoned for agricultural uses, the occupancy of Employee Housing developed under these provisions shall be limited to agricultural employees.

Policy 4.2.6.5

All Employee Housing shall require, at a minimum, the issuance of a building permit by the County, in addition to a Permit to Operate issued by the State Department of Housing and Community Development. Where an applicant for a building permit has not yet obtained a Permit to Operate, the applicant must demonstrate to the County, based on substantial evidence, that the Employee Housing will conform to pertinent building code requirements and the requirements necessary to obtain a Permit to Operate, and that the Employee Housing will be occupied only by persons qualifying as "employees" within the meaning of the State Employee Housing Act.

AFFORDABLE HOUSING

GOAL 4.3: HOUSING INCENTIVES

Programs which assist developers in providing affordable housing opportunities while protecting the public health, safety, and welfare.

OBJECTIVE 4.3.1: MUTUAL BENEFIT INCENTIVE

Development of a density bonus program and an incentives program to encourage builders and developers to provide dwelling units suitable for sale or for rent to low and moderate income groups.

Policy 4.3.1.1

An incentive program shall be developed and included in the Zoning Ordinance for the development of lower income housing units. Incentives may include, but are not limited to, modifications in site development standards such as mixed use zoning, reduced setbacks and greater lot coverage, reduced lot size requirements, increased building heights, reduced on-site parking, and permitted on-street parking based on a percentage of the required parking spaces.

Program 4.3.1.1.1: The County shall develop an incentive program, pursuant to State law, for inclusion in the revised Zoning Ordinance. The program shall specify the specific incentives, and procedures for their use, which may be made available to developers desiring the develop housing projects under the Density Bonus Program.

Agency: The El Dorado County Board of Supervisors, Planning Department, and Department of Transportation.

Funding: County General Fund

Time Frame: The Zoning Ordinance shall be updated within one year following adoption of the General Plan.

Policy 4.3.1.2

The following shall constitute the El Dorado County Density Bonus Program:

- A. A developer shall be granted a density increase of at least 25 percent, but not greater than 35 percent, over the maximum density allowed under the land use designation and the applicable zoning designation, and at least one incentive in Policy 4.3.1.1, when:
 - (1) At least 20 percent of the total units of a housing development are designated for lower income households; or
 - (2) At least 10 percent of the total units of a housing development are designated for very low income households; or
 - (3) At least 50 percent of the total units of a housing development are designated for qualifying senior residents, as defined in Section 51.2 of the Civil Code.
- B. The degree to which the density bonus increases from 25 percent to 35 percent shall be based on the proposal or agreement to exceed the above-stated minimums.
- C. The County may, as an alternative to the density increase and incentive, provide other incentives of equivalent financial value based upon the land cost per dwelling unit.
- D. A developer shall agree to, and the County shall ensure, the continued affordability of all lower income density bonus units for 30 years, or for a longer period of time if required by the construction or mortgage financing assistance program, the mortgage issuance program, or the rental subsidy program.
- E. Affordable housing cost or rent, which includes a reasonable utility allowance, shall not exceed:

- (1) for very low income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate to the unit;

Ex.: Area monthly median income - $\$46,400 \div 12 = \$3,867$
Maximum monthly rent - $(.30)(.50)(3,867) = \$580$

- (2) for lower income households with gross incomes not in excess of 60 percent of the area median income, the product of 30 percent times 60 percent of the area median income adjusted for the family size appropriate for the unit; or

Ex.: Area monthly median income - $\$46,400 \div 12 = \$3,867$
Maximum monthly rent - $(.30)(.60)(3,867) = \$696$

- (3) for lower income households with gross incomes in excess of 60 percent of the area median income (e.g., incomes greater than \$2,130 per month), the product of 30 percent times the gross income of the household.

- F. The developer of a housing development for which a density bonus and/or incentives will be granted shall be required to enter into a development agreement with the County. The development agreement shall delineate those concessions to be made by all parties to ensure that affordable housing can be, and is, constructed and remains available to the residents of this County for a specified period of time.
- G. The density bonus program shall apply to housing developments of five or more dwelling units.
- H. Dwelling units designated for lower income families shall be distributed throughout the development.
- I. Housing development, as used in this element, shall mean one or more groups of projects for residential units constructed within the boundaries of a Community Region or Rural Center.
- J. Within the boundaries of Planned Communities, which are designated with the Planned Communities (-PC) overlay designation on the General Plan land use map, developed pursuant to the specific plan process, the density bonus program may be applied to the entire specific plan area.

Program 4.3.1.2.1: A procedural document shall be prepared for use by staff and for distribution to the development community on the implementation of the Density Bonus Program. The document shall clearly identify the responsibilities of both the developer and the County in the preparation and processing of an affordable housing project proposal.

Agency: The El Dorado County Planning Department

Funding: County General Fund

Time Frame: Within one year following the adoption of the General Plan to coincide with the development of the incentives program.

OBJECTIVE 4.3.2: FEE STRUCTURE

Separate fee structure for affordable housing.

Policy 4.3.2.1

The County shall, within one year of the adoption of this General Plan, research and determine the feasibility of creating a separate fee structure for affordable housing developments. Fees to be considered include, but are not limited to: Planning Department permit processing fees, building permit fees, road impact fees, and other County capital improvement impact fees for those units that fall within the very low, lower and moderate income categories in Policy 4.1.1.1.

Program 4.3.2.1.1: A feasibility study shall be conducted to determine the possibility of reducing certain fees for housing projects developed under the guidelines of the Density Bonus Program. Should the study determine that a separate fee structure is feasible, the new fee structure should be prepared immediately thereafter for presentation to the Board of Supervisors for adoption.

Agency: The El Dorado County Board of Supervisors, Planning Department, Building Department, and Department of Transportation. Public utility purveyors should also be included if possible.

Funding: County General Fund

Time Frame: Within one year of the adoption of the General Plan.

OBJECTIVE 4.3.3: ROAD DEVELOPMENT STANDARDS

Creation of appropriate road development standards for all housing projects to reduce the cost of development.

OBJECTIVE 4.3.4: SECOND RESIDENTIAL UNITS AND HARDSHIP MOBILE HOMES

Education of the general public regarding second residential units and temporary hardship mobile homes.

Policy 4.3.4.1

The Planning Department shall prepare informational brochures describing second residential units and temporary hardship mobile homes.

Program 4.3.4.1.1: Informational brochures shall be prepared and reviewed for update on an annual basis to ensure consistency with changes to State law. The brochures shall clearly delineate the circumstances under which these housing types may be utilized. These brochures shall be available at the Permit Center Public Research Room.

Agency: The El Dorado County Planning Department

Funding: County General Plan

Time Frame: Ongoing

Policy 4.3.4.2

Second residential units, pursuant to Sections 65852.1 and 65852.2 of the Government Code, shall be permitted in all zone districts which permit single-family residential use by right provided all other on-site development standards are met, minimum public water and sewer capacities are not reduced, or on-site water and sewage disposal standards are maintained.

Policy 4.3.4.3

Temporary hardship mobile homes shall be allowed, with the approval of a Temporary Mobile Home Permit, for the following purposes:

- A. In all zone districts which permit single-family residential use by right, one mobile home for use by the property owner or members of the family to prevent the dislocation/homelessness of family members and/or to allow for in-home medical care of family members;
- B. On parcels one acre or larger in size where the primary dwelling is occupied by the elderly or handicapped property owner, one mobile home for use by a caretaker whose purpose is to provide for the care and protection of the property;
- C. On commercial and industrial sites including properties with schools and churches, one mobile home for use by a caretaker or watchman for the protection of the property when a finding of necessity can be made; or,
- D. One or more mobile homes for the housing of agricultural employees and their families provided the employees are persons hired to carry on agricultural pursuits on the premises and the necessity for the housing has been approved by the Agricultural Commission.

Policy 4.3.4.4

A temporary mobile home permit, valid for a two-year time period, shall be required prior to the placement of the temporary mobile home on the property. A finding of necessity shall be required prior to approval of the permit. Time extensions for two-year periods may be approved upon proof that the hardship condition continues to exist. Circumstances which justify the need for a temporary hardship mobile home shall be described in the Zoning Ordinance. Such hardship permits may not be transferred to subsequent owners unless a separate finding of necessity can be made.

OBJECTIVE 4.3.5: COUNTY ASSISTANCE PROGRAM

Expanded County assistance program to provide information and building plans for affordable housing.

Policy 4.3.5.1

The Building Department shall publish a public information packet advising potential owner-builders of Building Code criteria. The packet shall include information to assist the owner-builder in designing and preparing building plans.

Program 4.3.5.1.1: Brochures containing pertinent information on Uniform Building Code criteria shall be developed and made available to the public at the Permit Center Public Research Room. Instructions shall be included to inform the owner-builder of the requirements for a complete set of building plans.

Agency: The El Dorado County Building Department

Funding: County General Plan

Time Frame: 1996-97 Fiscal Year; ongoing thereafter

Policy 4.3.5.2

The Building Department shall make available pre-approved residential building plans for basic small residences targeted for low and moderate income households.

Program 4.3.5.2.1: In support of the affordable housing program, the Building Department shall identify building plans for basic small residences which comply with all codes adopted by the County. These plans shall be pre-approved through the Master Plan program. Informational brochures on these residences shall be available at the Permit Center Public Research Room. Complete sets of plans shall be available for purchase at a nominal cost through the Building Department.

Agency: The El Dorado County Building Department

Funding: County General Fund for initial program development; cost recovery thereafter through fees for purchase of the plans

Time Frame: 1996-97 Fiscal Year; ongoing thereafter

CONSERVATION AND REHABILITATION

GOAL 4.4: RESIDENTIAL ENVIRONMENT

A quality residential environment obtained through the conservation and rehabilitation of the existing housing stock resulting in the maintenance and improvement of community character.

OBJECTIVE 4.4.1: HOUSING REHABILITATION

Encourage the improvement of existing residential neighborhoods to prevent deterioration.

Policy 4.4.1.1

The County shall expand self-help and/or "sweat equity" programs already established for new homes to include informative data relating to existing home improvements and refinancing.

Program 4.4.1.1.1: In an effort to encourage the rehabilitation of substandard housing within the County, information shall be developed and made available at the Permit Center Public Research Room regarding improvements that can be made to existing homes and sources of financing to accomplish these renovations. The El Dorado County Housing Authority shall provide basic assistance to the homeowners in determining the level of improvements necessary to bring the dwelling up to code. The Authority shall also provide assistance to the homeowner to locate sources of financing.

Agency: The El Dorado County Building Department and Planning Department; the El Dorado County Housing Authority

Funding: County General Fund; State and/or federal grants available for rehabilitation and energy conservation

Time Frame: 1996-97 Fiscal Year; ongoing thereafter

Policy 4.4.1.2

The El Dorado County Department of Community Services shall seek funding through participation in such State housing rehabilitation programs as the Community Development Block Grant Program and through programs available with the California Housing and Community Development Department.

Program 4.4.1.2.1: The County will continue to receive and apply for funds from the State for CDBGP, California Housing Rehab Program for Owner Occupied Housing (CHRP-O) and California Housing Rehab for Renters (CHRP-R)

Agency: El Dorado County Department of Community Services

Funding: State CDBG program funds

Time Frame: Application for funding made annually

EFFICIENCY AND SAFETY

GOAL 4.5: HOUSING EFFICIENCY AND SAFETY

Future housing units designed to minimize the consumption of natural resources and to protect against natural hazards.

OBJECTIVE 4.5.1: WATER AND ENERGY EFFICIENT DESIGN

Promotion of energy and water efficient housing and site design.

Policy 4.5.1.1

The County shall enforce Title 24 requirements and other applicable regulations for energy conservation in new residential projects and encourage developers to employ additional energy conservation measures.

Program 4.5.1.1.1: Informational brochures regarding Title 24 requirements shall be prepared and made available to builders and developers. Information shall also be made available illustrating ways to improve energy conservation through better design of streets and driveways, lot patterns and configuration, siting of buildings, and the provision of landscaping and solar access. This information shall be available at the Permit Center Public Research Room.

Agency: The El Dorado County Building Department and Planning Department

Funding: County General Fund

Time Frame: 1996-1997 Fiscal Year for initial brochure development; ongoing revisions to brochures as changes to Title 24 are made

Policy 4.5.1.2

The County shall make available updated self-help information regarding weatherization programs, and building, site, and landscape design.

Program 4.5.1.2.1: Existing brochures shall be updated and additional brochures shall be developed as necessary to provide the public with current information on weatherization program, and building, site, and landscape design. These brochures shall be available at the Permit Center Public Research Room.

Agency: The El Dorado County Building Department and Planning Department

Funding: County General Fund

Time Frame: Ongoing

Policy 4.5.1.3

Discretionary applications for new development shall be analyzed in terms of energy and water efficient site design. Issues analyzed may include but not be limited to: solar access, lot patterns and configuration, and street and driveway design.

Policy 4.5.1.4

Encourage the application of the Water Conserving Landscape Standards currently required for commercial, industrial, and multifamily projects to single family projects through informational brochures.

Program 4.5.1.4.1: Information brochures shall be prepared explaining the Water Conserving Landscape Standards and shall be made available to the public at the Permit Center Public Research Room.

Agency: The El Dorado County Planning Department

Funding: County General Fund

Time Frame: 1996-1997 Fiscal Year

Chapter 5

PUBLIC SERVICES AND UTILITIES ELEMENT

PRINCIPLE

The Plan must identify the types of governmental services which are necessary to meet residents' needs and provide a fiscally responsible approach for ensuring that these service needs are met.

INTRODUCTION

Although the Public Services and Utilities Element, as a separate and distinct element, is not required by State law, the subjects addressed here are critical to the County's future growth and development. The rapid rate of growth experienced by El Dorado County over the last decade has left many of the County's public services straining to meet demand. Many of the public services are currently operating close to or exceeding capacity level. The purpose of the Public Services and Utilities Element is to promote a pattern of development which maximizes the use of existing services while minimizing the costs of providing new facilities and services.

The subjects discussed in this element include those which would be addressed in both mandatory and optional elements. Section 65302(d) of the Government Code requires the preparation of an element for the conservation, development, and utilization of natural resources including water. This element must be developed in coordination with the County Water Agency and with all districts and agencies which have developed, served, controlled, or conserved water for any purpose. Government Code Section 65302(a) requires the designation of lands used for solid waste facilities, education, and public buildings and grounds. The remaining subject areas of this element are authorized by Section 65303 of the Government Code. This section states that "The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county"

RELATIONSHIP TO OTHER ELEMENTS

This element is directly related to the Land Use, Conservation and Open Space, Parks and Recreation, and Public Health, Safety, and Noise Elements of the General Plan. Additionally, the Circulation Element has some relation to this element.

ORGANIZATION OF THE ELEMENT

The Public Services and Utilities Element includes many subject areas because of their relation to the provision of basic services required by all types and densities of development. The element is divided into nine sections including provision of public services, water supply, wastewater collection and treatment, storm drainage, solid waste, utility services, emergency services, schools, and library services, and cultural facilities.

POLICY SECTION

PROVISION OF PUBLIC SERVICES

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

OBJECTIVE 5.1.1: PLANNING

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

Policy 5.1.1.1

The County, in cooperation with other affected and service providing agencies, shall develop long-range facilities plans for public services and utilities including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, and schools. The Capital Improvement Program (CIP) for the County road system shall be coordinated with the infrastructure plan of the above services and utilities.

Policy 5.1.1.2

The County shall review the Capital Improvement Plans of all public service and infrastructure entities to ensure coordination with the General Plan in order to maintain an adequate level of service.

OBJECTIVE 5.1.2: CONCURRENCY

Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.

Policy 5.1.2.1

Prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Policy 5.1.2.2

Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.

The following Levels of Service shall apply to the review of discretionary projects.

**TABLE 5-1
MINIMUM LEVELS OF SERVICE**

	Community Region	Rural Center and Rural Region
Public water source	As determined by purveyor	As determined by purveyor, when applicable
Private wells	Environmental Management	Environmental Management
Public water treatment capacity	As determined by purveyor	As determined by purveyor
Public sewer treatment capacity	As determined by purveyor	As determined by purveyor
On-site sewage disposal	Environmental Management	Environmental Management
Storm drainage	Department of Transportation	Department of Transportation
Solid waste	Environmental Management	Environmental Management
County and State road circulation system	E	E
Schools	As determined appropriate by the school districts	As determined appropriate by the school districts
Parks	Specific plan for new communities or Quimby Fee/dedication program for tentative maps	Quimby Fee/dedication program for tentative maps
Fire district response	8 minute response to 80% of the population	15-45 minute response
Sheriff	8 minute response to 80% of the population	No standard
Ambulance	10 minute response to 80% of the population	20 minute response in Rural Regions and "as quickly as possible" in wilderness areas* *In accordance with State standards

Policy 5.1.2.3

New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.

Policy 5.1.2.4

Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.

OBJECTIVE 5.1.3: EFFICIENT DEVELOPMENT PATTERN

Promote a development pattern that permits the efficient delivery of public services in a cost-effective manner.

Policy 5.1.3.1

Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.

Policy 5.1.3.2

The Capital Improvements Plan (CIP) of the County and other service purveyors shall emphasize capacity in providing infrastructure in Community Regions and Rural Centers. The CIP shall emphasize health and safety improvements over capacity in Rural Regions.

WATER SUPPLY

GOAL 5.2: WATER SUPPLY

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

OBJECTIVE 5.2.1: COUNTY-WIDE WATER RESOURCES PROGRAM

Establish a County-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.

Policy 5.2.1.1

The El Dorado County Water Agency shall support a County-wide water resources development and management program which is coordinated with water purveyors and is consistent with the demands generated by the General Plan land use map.

Policy 5.2.1.2

An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Policy 5.2.1.3

All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

Policy 5.2.1.4

Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.

Policy 5.2.1.5

Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.

Policy 5.2.1.6

Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.

Policy 5.2.1.7

In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects.

Policy 5.2.1.8

The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.

OBJECTIVE 5.2.2: COMMUNITY WATER SYSTEMS WITHIN RURAL CENTERS

Within Rural Centers, allow for development based upon private or community water systems.

Policy 5.2.2.1

Community water systems and/or package water treatment plants may be considered an acceptable alternative to public water service within Rural Centers.

OBJECTIVE 5.2.3: GROUNDWATER SYSTEMS

Demonstrate that water supply is available for proposed groundwater dependent development and protect against degradation of well water supplies for existing residents.

Policy 5.2.3.1

The County Well Ordinance and/or other County requirements regulate the installation of new private wells.

Policy 5.2.3.2

New private wells shall be tested pursuant to the County Well Ordinance and/or other County requirements to ensure a safe and reliable water supply.

Policy 5.2.3.3

The County shall develop and maintain a map and data base of private well water production and other appropriate information.

Policy 5.2.3.4

Applications for divisions of land and other discretionary land uses which rely on groundwater for domestic use shall demonstrate that groundwater is adequate as part of the review and approval process.

Policy 5.2.3.5

The average residential density shall not be greater than one dwelling unit per five acres in proposed groundwater dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required if it is demonstrated such larger parcels are necessary to limit the impact on groundwater supply in the area.

Policy 5.2.3.6

During the five years after adoption of the General Plan, the County shall assess and analyze the well data gained since the permit process started in 1990. Such data should be used to identify areas of likely groundwater supply limitations. At the completion of this analysis period, the County should determine if the General Plan uses within the areas of water supply limitation are compatible with identifiable supply limitations and modify the General Plan uses, if necessary.

WASTEWATER SYSTEMS

GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

OBJECTIVE 5.3.1: WASTEWATER CAPACITY

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high, and medium density residential areas, and commercial and industrial areas.

Policy 5.3.1.1

High-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers.

Policy 5.3.1.2

The creation of lots less than five acres in size in Medium Density Residential areas relying on on-site septic systems shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres.

Policy 5.3.1.3

Private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants may be considered an acceptable alternative to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multiple family residential in Rural Centers.

Policy 5.3.1.4

Public community wastewater collection and on-site disposal systems in remote areas may be considered where the geology may not be conducive to constructing individual sewage disposal systems.

Policy 5.3.1.5

Standards for on-site septic systems for second dwellings should be upgraded requiring these units to meet the same sizing capacity and replacement area requirements as the primary dwelling. Additionally, when a temporary mobile home is occupied for more than six months and is connected to an on-site system, the on-site system must be upgraded to meet current standards and be expanded to accommodate the increased capacity as may be required by Environmental Management.

OBJECTIVE 5.3.2: RURAL SEWAGE DISPOSAL/ALTERNATIVE WASTEWATER SYSTEMS

Ensure the development of efficient and environmentally safe individual sewage disposal systems in rural areas while encouraging and promoting alternative and innovative wastewater treatment.

Policy 5.3.2.1

Promote and support programs to educate homeowners on the care and maintenance of individual sewage disposal systems.

Policy 5.3.2.2

Alternative rural wastewater systems should be reviewed by Environmental Management to determine applicability in El Dorado County. Any applicable systems shall be included in the County Zoning Ordinance.

Policy 5.3.2.3

Consider private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants as an acceptable alternative to traditional wastewater treatment if managed by a public entity.

STORM DRAINAGE

GOAL 5.4: STORM DRAINAGE

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM

Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

Policy 5.4.1.1

Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

Policy 5.4.1.2

Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.

Policy 5.4.1.3

The County will evaluate the funding requirements for a maintenance, operation, and infrastructure replacement program for regionally effective storm water drainage management.

WASTE MANAGEMENT

GOAL 5.5: SOLID WASTE

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

OBJECTIVE 5.5.1: INTEGRATED WASTE MANAGEMENT PROGRAM

Comply with El Dorado County Integrated Waste Management program which complies with the intent and requirements of the California Public Resources Code, Division 30, Waste Management.

OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION, AND DISPOSAL FACILITIES

Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.

Policy 5.5.2.1

Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.

Policy 5.5.2.2

Facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses.

UTILITY SERVICES

GOAL 5.6: GAS, ELECTRIC, AND OTHER UTILITY SERVICES

Sufficient utility service availability consistent with the needs of a growing community.

OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES

Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

Policy 5.6.1.1

Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.

Policy 5.6.1.2

Reserve adequate rights-of-way to facilitate expansion of services in a timely manner.

Policy 5.6.1.3

Use open space-greenbelt corridors to accommodate utility easements and high powered electric transmission lines when practical.

Policy 5.6.1.4

Special use permits shall be required for the installation of community telecommunication facilities (e.g., microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

OBJECTIVE 5.6.2: ENCOURAGE ENERGY-EFFICIENT DEVELOPMENT

Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs.

Policy 5.6.2.1

Require energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2

All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

EMERGENCY SERVICES

GOAL 5.7: EMERGENCY SERVICES

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

OBJECTIVE 5.7.1: FIRE PROTECTION (COMMUNITY REGIONS)

Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.

Policy 5.7.1.1

Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

OBJECTIVE 5.7.2: FIRE PROTECTION (RURAL REGIONS AND RURAL CENTERS)

Sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.

Policy 5.7.2.1

Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

OBJECTIVE 5.7.3: LAW ENFORCEMENT

An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

Policy 5.7.3.1

Prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES

Adequate medical emergency services available to serve existing and new development recognizing that levels of service may differ between Community Regions, and Rural Centers and Regions.

Policy 5.7.4.1

Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.

Policy 5.7.4.2

Prior to approval of new development, the Emergency Medical Services Agency shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

SCHOOLS

GOAL 5.8: SCHOOL SERVICES

An adequate, high-quality school system consistent with the needs of current and future residents.

OBJECTIVE 5.8.1: SCHOOL CAPACITY

Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

Policy 5.8.1.1

School districts affected by a proposed development shall be relied onto evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:

1. The applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or
2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law.

The County shall condition or deny a request for a quasi-legislative approval, including any such request necessary for a proposed development, if the development impact fees allowed by State law for development projects would not result in the full avoidance or reduction to an acceptable level of the impacts of the approval or development on school facilities or the demand therefor, or the County shall condition or deny such a request, unless the applicant or developer enters into a development agreement with the County requiring that the applicant or developer enter into a written agreement with the appropriate school district(s) for the mitigation of impacts to school facilities or the demand therefor.

Policy 5.8.1.2

Collaborate with County school districts for the exchange of data and the preparation of coordinated student enrollment projections.

Policy 5.8.1.3

Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

Policy 5.8.1.4

In developing conditions of approval for projects with adverse impacts on school facilities or the demand therefore, the County should consider the use of Mello-Roos Districts, where appropriate, to lessen or avoid such impacts.

Policy 5.8.1.5

Where the County, in granting a quasi-adjudicatory approval, has determined that the limited school impact mitigation allowed by State law has not resulted in the full avoidance or reduction to an acceptable level of the impacts to school facilities or the demand therefor resulting from a proposed development, the County shall consider the reduction of residential densities, the phasing of the development, or the use of development agreements to achieve whatever additional mitigation is necessary to avoid or reduce to acceptable levels the fiscal and physical impacts of the contemplated development on school facilities or the demand therefor.

Policy 5.8.1.6

The County will coordinate with the school districts as to the development of additional land use and zoning standards requiring specific mitigation of school impacts from proposed development.

OBJECTIVE 5.8.2: LAND FOR SCHOOL FACILITIES

Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

Policy 5.8.2.1

Where feasible, elementary schools shall be centrally located within the communities they serve.

Policy 5.8.2.2

The affected school district shall be relied upon to review development applications to determine the ability of the district to serve the new development. The level of educational services shall not be reduced below acceptable levels as a consequence of new development to the extent permitted by State law.

Policy 5.8.2.3

Explore the potential for expanding both public and private higher education and continuing education opportunities including attracting a four-year college or university to the County.

Policy 5.8.2.4

Specific plans for Planned Communities shall identify and set aside land for new schools approvable under Title 5 Standards to serve new communities. A funding mechanism for site acquisition and construction shall be provided. School site dedication shall be considered as part of the funding mechanism.

Policy 5.8.2.5

The County shall cooperate with the school districts in identifying the potential location of new school sites. All new public school sites shall be reviewed for General Plan consistency.

OBJECTIVE 5.8.3: CHILD AND OTHER CARE AND DAY CARE PROGRAMS

Encourage and promote opportunities for child care and extended day care programs.

Policy 5.8.3.1

Child day care facilities shall be allowed by right in commercial/office projects, in multiple family housing developments, in mixed use developments in specific plans, in employment centers, and near transit facilities.

LIBRARIES AND CULTURAL FACILITIES

GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

OBJECTIVE 5.9.1: LIBRARY FACILITIES

Maintain existing library facilities and locate new libraries to serve existing and new communities throughout the County.

Policy 5.9.1.1

Allow flexibility in the placement of libraries.

Policy 5.9.1.2

New libraries shall be funded through Community Services Districts, assessment districts, zones of benefits, or other sources.

OBJECTIVE 5.9.2: COMMUNITY PARTICIPATION IN CULTURAL EVENTS

Promote community participation in art and cultural events and the establishment of art and cultural facilities including the visual and performing arts.

Policy 5.9.2.1

El Dorado County shall support efforts by the Sierra Cultural Arts Center Association in the development of performing arts centers.

Policy 5.9.2.2

The County shall provide incentives to encourage indoor and outdoor art to be incorporated into the development of new multiple family, commercial, and industrial projects, and in all civic projects.

Chapter 6

PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

PRINCIPLE

The Plan must identify public health and safety issues and provide guidance for protecting the health, safety, and welfare of El Dorado County residents.

INTRODUCTION

The Public Health, Safety, and Noise Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. Specifically, California Government Code Section 65302(g) requires communities to identify "any reasonable risk associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiches, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires."

The Public Health, Safety, and Noise Element addresses community noise problems, in accordance with Government Code Section 65302(f). Because they are too large to include within this bound volume, the noise contour maps required by that statute are found in the office of the El Dorado County Planning Department, where they can be reviewed upon request. Additionally, this element satisfies the State mandated requirements for both safety and seismic general plan elements.

REGULATORY FRAMEWORK

In 1971, the State of California mandated that county and city general plans include a noise element. A noise element must contain the following information:

1. Identification of major noise sources which affect the county;
2. Mapping of noise contours for major noise producers, including roadways;
3. Policies and programs which address existing and foreseeable noise problems and minimize the exposure of community residents to excessive noise.

RELATIONSHIP TO OTHER ELEMENTS

Issues set forth in this element are closely linked to the Land Use, Conservation and Open Space, Circulation, and Public Services and Utilities elements. The overall focus of the Public Health, Safety, and Noise Element is to provide guidelines for protecting the residents from existing and potential hazards in El Dorado County.

ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies for fire hazards, seismic hazards, flood hazards, noise, hazardous materials, air quality, airport safety, and highway safety.

POLICY SECTION

GENERAL

GOAL 6.1: COORDINATION

A coordinated approach to hazard and disaster response planning.

OBJECTIVE 6.1.1: EL DORADO COUNTY OPERATIONAL AREA MULTI-HAZARD EMERGENCY OPERATIONS FUNCTIONAL PLAN

The *El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan* shall serve as the implementation program for this Goal.

Policy 6.1.1.1

The *El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan* shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County. The County will ensure that the *El Dorado County Operational Area Multi-Hazard Emergency Operations Functional Plan* is updated on a regular basis to keep pace with the growing population.

FIRE SAFETY

GOAL 6.2: FIRE HAZARDS

Minimize fire hazards in both wildland and developed areas.

OBJECTIVE 6.2.1: DEFENSIBLE SPACE

All new development and structures shall meet "defensible space" requirements and adhere to fire code building requirements to minimize wildland fire hazards.

Policy 6.2.1.1

Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.

OBJECTIVE 6.2.2: LIMITATIONS TO DEVELOPMENT

Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Prevention Fire Hazard Severity Zone Maps.

Policy 6.2.2.1

Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.

OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION

Application of uniform fire protection standards to development projects by fire districts.

Policy 6.2.3.1

As a requirement for approving new development, the applicant must demonstrate that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.

Policy 6.2.3.2

As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 6.2.3.3

Day care centers shall be subject to conformance with all applicable sections of Title 19 of the Fire Code.

OBJECTIVE 6.2.4: AREA-WIDE FUEL MANAGEMENT PROGRAM

Reduce fire hazard through cooperative fuel management activities.

Policy 6.2.4.1

Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.

Policy 6.2.4.2

The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review.

OBJECTIVE 6.2.5: FIRE PREVENTION EDUCATION

Inform and educate homeowners regarding fire safety and prevention.

Policy 6.2.5.1

The County shall cooperate with the U.S. Forest Service, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.

GEOLOGIC AND SEISMIC HAZARDS

GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS

Minimize the threat to life and property from seismic and geologic hazards.

OBJECTIVE 6.3.1: BUILDING AND SITE STANDARDS

Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.

OBJECTIVE 6.3.2: COUNTY-WIDE SEISMIC HAZARDS

Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.

Policy 6.3.2.1

The County shall maintain updated geologic, seismic and avalanche hazard maps, and other hazard inventory information in cooperation with the State Office of Emergency Services, California Department of Conservation--Division of Mines and Geology, U.S. Forest Service, Caltrans, Tahoe Regional Planning Agency, and other agencies as this information is made available. This information shall be incorporated into the *El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans*.

Policy 6.3.2.2

Future subdivision in the area around Fallen Leaf Lake shall be precluded.

Policy 6.3.2.3

An avalanche overlay zone shall be established and applied to all residential areas subject to avalanche. All new structures located within avalanche susceptible areas shall be designed to withstand the expected forces of such an event.

Policy 6.3.2.4

The latest revisions of the Uniform Building Code concerning seismicity and liquefaction shall be promptly adopted by the County.

FLOOD HAZARDS

GOAL 6.4: FLOOD HAZARDS

Protect the residents of El Dorado County from flood hazards.

OBJECTIVE 6.4.1: DEVELOPMENT REGULATIONS

Minimize loss of life and property by regulating development in areas subject to flooding in accordance with Federal Emergency Management Agency (FEMA) guidelines, California law, and the El Dorado County Flood Damage Prevention Ordinance.

Policy 6.4.1.1

The County shall continue participation in the National Flood Insurance Program and application of flood plain zoning regulations.

Policy 6.4.1.2

The County shall identify and delineate flood prone study areas discovered during the completion of the master drainage studies or plans.

Policy 6.4.1.3

No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.

Policy 6.4.1.4

Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA shall be prohibited.

Policy 6.4.1.5

New parcels which are partially within the 100-year floodplain must have sufficient land available outside the FEMA or County designated 100-year floodplain for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain on the subject property.

OBJECTIVE 6.4.2: DAM FAILURE INUNDATION

Protect life and property of County residents below dams.

Policy 6.4.2.1

Apply a zoning overlay for areas located within dam failure inundation zones as identified in the *El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans*.

Policy 6.4.2.2

No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified in the *El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans*.

NOISE

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

Policy 6.5.1.1

Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.2

Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3

Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.4

Existing dwellings and new single-family dwellings on legal lots of record, as of the date of adoption of this General Plan, are not subject to County review with respect to satisfaction of the standards of the Public Health, Safety, and Noise Element except in areas governed by the Comprehensive Land Use Plans for applicable airports. (See Objective 6.5.2).

As a consequence, such dwellings may be constructed in other areas where noise levels exceed the standards of the Public Health, Safety, and Noise Element. It is not the responsibility of the County to ensure that such dwellings meet the noise standards of the Public Health, Safety, and Noise Element, or the noise standards imposed by lending agencies such as HUD, FHA and Cal Vet. If homes are located and constructed in accordance with the Public Health, Safety, and Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.

Policy 6.5.1.5

Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.

Policy 6.5.1.6

New noise-sensitive uses shall not be allowed where the noise level, due to non-transportation noise sources, will exceed the noise level standards of Table 6-2 unless effective noise mitigation measures have been incorporated into the development design to achieve those standards.

Policy 6.5.1.7

Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Policy 6.5.1.8

New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1.

Policy 6.5.1.9

Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.

Policy 6.5.1.10

To provide a comprehensive approach to noise control, the County shall:

- A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
- B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.
- C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single-family residential building permits if not in areas governed by the Airports Comprehensive Land Use Plans. (See Objective 6.5.2).

**TABLE 6-1
MAXIMUM ALLOWABLE NOISE EXPOSURE
FOR TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ $L_{dn}/CNEL$, dB	Interior Spaces	
		$L_{dn}/CNEL$, dB	L_{eq} , dB ²
Residential	60 ³	45	--
Transient Lodging	60 ³	45	--
Hospitals, Nursing Homes	60 ³	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60 ³	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

¹In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L_{dn} shall be applied at the building facade, in addition to a 60 dB L_{dn} criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L_{dn} shall be applied at a 100 foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L_{dn} may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.

²As determined for a typical worst-case hour during periods of use.

³Where it is not possible to reduce noise in outdoor activity areas to 60 dB $L_{dn}/CNEL$ or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB $L_{dn}/CNEL$ may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

**TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS
FOR NOISE SENSITIVE LAND USES
AFFECTED BY NON-TRANSPORTATION* SOURCES**

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES

The County shall recognize the Comprehensive Airport Land Use Plans (CLUPS) for the Placerville Airport, the Cameron Airpark Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport as the applicable guidelines for development within the 55 dB L_{dn} /CNEL contour of these airports. Where there is a conflict between the County noise standards and the noise standards of the CLUPS, the standards of the CLUPS shall take precedence.

Policy 6.5.2.1

All projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable CLUP.

Policy 6.5.2.2

The County shall develop and apply a zoning overlay for areas located within the 55 dB/CNEL contour of airports.

Policy 6.5.2.3

All airports which have not developed noise level contours consistent with the El Dorado County General Plan forecast year of 2015 should update the respective Master Plans and CLUPs to reflect aircraft operation noise levels in the year 2015.

HAZARDOUS MATERIALS

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.

OBJECTIVE 6.6.1: REGULATION OF HAZARDOUS MATERIALS

Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.

Policy 6.6.1.1

The *Hazardous Waste Management Plan* shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.

Policy 6.6.1.2

Prior to the approval of any subdivision of land or issuing of a building permit, it shall be determined whether the subdivision or parcel is located on a contaminated site included in a list on file with the Environmental Management Department as provided by the State of California. If contamination is found to exist, it shall be corrected prior to the issuance of a new land use entitlement or building permit.

Policy 6.6.1.3

Provision must be made for disposal of aviation generated petroleum, oils, lubricants, and solvents at the County airports.

AIR QUALITY

GOAL 6.7: AIR QUALITY MAINTENANCE

- A. *Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.*
 - B. *Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.*
-

OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN

Adopt and enforce the El Dorado County Clean Air Act Plan in conjunction with the County Air Pollution Control District.

OBJECTIVE 6.7.2: VEHICULAR EMISSIONS

Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.1

Develop and implement a public awareness campaign to educate community leaders and the public about the causes and effects of El Dorado County air pollution and about ways to reduce air pollution.

Policy 6.7.2.2

Encourage, both through County policy and discretionary project review, the use of staggered work schedules, flexible work hours, compressed work weeks, teleconferencing, telecommuting, and car pool/van pool matching as ways to reduce peak-hour vehicle trips.

Policy 6.7.2.3

To improve traffic flow, synchronization of signalized intersections shall be encouraged as a means to reduce congestion, conserve energy, and improve air quality.

Policy 6.7.2.4

Encourage a local and inter-State rail system.

OBJECTIVE 6.7.3: TRANSIT SERVICE

Expand the use of transit service within the County.

Policy 6.7.3.1

Legally permissible trip reduction programs and the development of transit and ridesharing facilities shall be given priority over highway capacity expansion when such programs and facilities will help to achieve and maintain mobility and air quality.

OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.1

Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.

Policy 6.7.4.2

Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

Policy 6.7.4.3

New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.

Policy 6.7.4.4

All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mail boxes, bus stops, etc.).

Policy 6.7.4.5

Specific plans submitted for the development of lands designated Planned Communities (-PC) on the General Plan land use map shall provide for the implementation of all policies contained under Objective 6.7.4 herein.

OBJECTIVE 6.7.5: AGRICULTURAL AND FUEL REDUCTION BURNING

Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.

OBJECTIVE 6.7.6: AIR POLLUTION-SENSITIVE LAND USES

Separate air pollution sensitive land uses from significant sources of air pollution.

Policy 6.7.6.1

Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.

OBJECTIVE 6.7.7: CONSTRUCTION RELATED, SHORT-TERM EMISSIONS

Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.

Policy 6.7.7.1

The County, through the El Dorado County Air Pollution Control District, shall establish standards to reduce construction related exhaust emissions, mobile sources, fugitive dust, and volatile organic emissions.

OBJECTIVE 6.7.8: THE EFFECTS OF AIR POLLUTION ON VEGETATION

Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.

Policy 6.7.8.1

The County shall monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation, including commercially valuable timber, threatened or endangered plant species, and other plant species. If and when such research conclusively determines, or if and when the weight of scientific opinion concludes, that air pollution is causing significant harm to vegetation within El Dorado County or similarly situated areas, the County, through its periodic review of the General Plan pursuant to Policy 2.9.1.2, shall consider whether to add policies to the General Plan to try to mitigate such harm.

AVIATION - RELATED HAZARDS

GOAL 6.8: AVIATION-RELATED HAZARDS

Minimize aviation-related hazards in and around existing and future airports.

OBJECTIVE 6.8.1: SAFETY HAZARDS EXPOSURE

Minimize the public's exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.

Policy 6.8.1.1

All development within the Airport Safety Zones of the Placerville Airport, the Cameron Park Air Park Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport shall comply with Airport Land Use Commission height, noise, and safety policies and maps as set forth in each airport's comprehensive land use plan.

Policy 6.8.1.2

The County shall develop an Airport overlay zone within the El Dorado County Zoning Ordinance, for each of the Safety Zones 1, 2, and 3 as defined by the comprehensive land use plans for each of the County's public airports. Said ordinance shall specify maximum density and minimum parcel size.

HIGHWAY SAFETY

GOAL 6.9: HIGHWAY SAFETY

Provide highways within the County that provide for the safe movement of goods and people throughout the County.

OBJECTIVE 6.9.1: SAFETY HAZARDS REDUCTION PROGRAM

Create a program to reduce safety hazards on County roadways especially at locations with a history of frequent accidents.

Policy 6.9.1.1

The County shall identify those roadways with existing or projected safety problems, prioritize them in terms of the immediacy of the need for improvements, and develop programs for financing needed improvements.

Policy 6.9.1.2

Recognize that substandard road conditions exist in some rural areas of the County and include feasible roadway, pedestrian, and bicyclist safety improvements in the roadway improvement priority list.

Policy 6.9.1.3

New roads connecting to County roads shall be designed to provide safe access as required by the County Design and Improvement Standards Manual.

OBJECTIVE 6.9.2: EMERGENCIES ON STATE HIGHWAYS

The County should coordinate with Caltrans for the efficient movement of traffic on County roads in the event of closures on State highways.

Chapter 7

CONSERVATION AND OPEN SPACE ELEMENT

PRINCIPLE

Consistent with the objectives, goals, and policies set forth in the Land Use Element, the Plan must conserve and improve the County's existing natural resources and open space, including agricultural and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas; and preserve resources of significant biological, ecological, historical or cultural importance.

INTRODUCTION

The purpose of the Conservation and Open Space Element of the General Plan is to address the management, preservation, and conservation of natural resources and open space of El Dorado County. Management of the County's resources will assure the availability of those resources to future generations and the realization of their full economic potential.

Pursuant to Government Code Section 65302, both a conservation and an open space element must be included in a general plan. The General Plan combines these two elements into the Conservation and Open Space Element and as such satisfies the legal requirements for the Conservation and Open Space Elements defined in the Government Code, Sections 65302(d) and 65560, respectively.

RELATIONSHIP TO OTHER ELEMENTS

This element contains provisions for the conservation and protection of soils, minerals, water, wildlife and fisheries, vegetation, cultural resources, and open space. The issues of this element are closely linked to those of almost all other elements of this General Plan. The intensity of development and issues of land use compatibility relating to resource protection and/or production are discussed in the Land Use, Agriculture and Forestry, and Parks and Recreation Elements.

Natural resources and soil preservation are also discussed in the Agriculture and Forestry Element. The Agriculture and Forestry Element focuses primarily on conservation of agricultural lands and timber forest lands and identifies the types of uses which are compatible with resource utilization.

Measures necessary for the protection of life and property, as well as ecological values, are also discussed in the Public Health, Safety, and Noise Element.

The Parks and Recreation Element discusses the provision and maintenance of parks, recreation facilities, and trails to serve El Dorado County while the Conservation and Open Space Element deals with the conservation of open space for outdoor recreation.

The Public Services and Utilities Element discusses the conservation of reusable resources and land by recycling and waste management techniques.

ORGANIZATION OF THE ELEMENT

The Conservation and Open Space Element discusses significant natural resources including geology and soils, extractive minerals, water, biological resources, cultural resources, and open space resources. Goals, objectives, and policies are included in this element for each of the topics listed.

POLICY SECTION

SOIL CONSERVATION

GOAL 7.1: SOIL CONSERVATION

Conserve and protect the County's soil resources.

OBJECTIVE 7.1.1: SOILS

Long-term soil productivity.

Policy 7.1.1.1

Conserve and maintain important agricultural soils for existing and potential agricultural and forest uses by limiting non-agricultural/non-forestry development on those soils.

OBJECTIVE 7.1.2: EROSION/SEDIMENTATION

Minimize soil erosion and sedimentation.

Policy 7.1.2.1

Discretionary development shall be discouraged on slopes exceeding forty (40) percent unless necessary for access. Slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.

Policy 7.1.2.2

Discretionary projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation.

Policy 7.1.2.3

Enforce Grading Ordinance provisions for erosion control on all development projects and adopt provisions for ongoing, applicant-funded monitoring of project grading.

Policy 7.1.2.4

Cooperate with and encourage the activities of the three Resource Conservation Districts in identifying critical soil erosion problems and pursuing funding sources to resolve such problems.

Policy 7.1.2.5

The Department of Transportation, in conjunction with the Resource Conservation Districts and Soil Conservation District, shall develop a road-side maintenance program to manage roads in a manner that maintains drainage and protects surface waters while reducing road-side weed problems.

Policy 7.1.2.6

The County shall encourage the Soil Conservation Service to update the 1974 Soil Survey and to digitize all soils mapping units on the Geographic Information System (GIS).

CONSERVATION OF MINERAL RESOURCES

GOAL 7.2: MINERAL RESOURCES

Conservation of the County's significant mineral deposits.

OBJECTIVE 7.2.1: IDENTIFY MINERAL RESOURCES

Identification of the County's important mineral resources.

Policy 7.2.1.1

In accordance with California Code of Regulations, Sections 3675-3676, the County shall maintain all Mineral Land Classification reports produced by the State Division of Mines and Geology which pertain to El Dorado County. El Dorado County hereby recognizes, accepts, and adopts by reference those State Classification Reports as they currently exist and as may be amended, or supplemented, in the future. A list of said reports is provided in *Volume II-Background Information, El Dorado County General Plan, Chapter 7*.

Policy 7.2.1.2

Areas designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map shall be identified by the Mineral Resource (-MR) combining zone district on the zoning maps when the likely extraction of the resource through surface mining methods will be compatible with adjacent land uses as determined by Policy 7.2.2.2.

Policy 7.2.1.3

The County shall request the State Department of Conservation to conduct a County-wide study to assess the location and value of non-metallic mineral materials. Once completed, the County may recognize them in the General Plan and zone them and the surroundings to allow for mineral resource management.

OBJECTIVE 7.2.2: PROTECTION FROM DEVELOPMENT

Protection of important mineral resources from incompatible development.

Policy 7.2.2.1

The minimum parcel size within, or adjacent to, areas subject to the -MR overlay shall be ten (10) acres unless the applicant can demonstrate to the approving authority that there are no economically significant mineral deposits on or adjacent to the project site and that the proposed project will have no adverse effect on existing or potential mining operations. The minimum parcel size adjacent to active mining operations which are outside of the -MR overlay shall also be ten (10) acres.

Policy 7.2.2.2

The General Plan designations, as shown on the General Plan land use maps, which are considered potentially compatible with surface mining shall include:

- Natural Resource (NR)
- Open Space (OS)
- Industrial (I)
- Public Facilities (PF)
- Rural Residential (RR)
- Commercial (C)
- Low Density Residential (LDR)

All other General Plan designations are determined to be incompatible for surface mining.

OBJECTIVE 7.2.3: ENVIRONMENTAL/LAND USE COMPATIBILITY

Regulation of extraction of mineral resources to ensure that environmental and land use compatibility issues are considered.

Policy 7.2.3.1

The extraction of mineral resources within the County shall only be allowed following the approval of a special use permit and a reclamation plan conforming to the California Surface Mining and Reclamation Act (SMARA).

Policy 7.2.3.2

In analyzing the environmental effects of mining operations, the County shall consider, at a minimum, the following issues in granting a new permit:

- A. Natural vegetation and topography for buffering;
- B. Central location of processing equipment and equipment storage;
- C. Dust control;
- D. Circulation and construction standards for access roads;
- E. Erosion control;

- F. Revegetation and re-establishment of natural appearing features on the site following mining activities;
- G. Ultimate land use;
- H. Hours of operation;
- I. Night lighting;
- J. Security fencing;
- K. Noise impacts;
- L. Protection of water quality, sensitive wildlife habitat and/or sensitive plant communities; and
- M. Phased reclamation that proceeds concurrently with surface mining.

Policy 7.2.3.3

Existing development (commercial, residential, and public facilities), as well as undeveloped private lands, shall be protected from significant adverse environmental effects caused by mining through use permit conditions, mitigation measures, and the Noise Element standards.

Policy 7.2.3.4

Surface access to subsurface mining is conditionally permitted only in compatible General Plan designations as defined in these policies. However, vent and escape shafts are permitted in incompatible General Plan designations where surface disturbance is minimal.

Policy 7.2.3.5

The County shall require satisfactory forms of accessible security including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds for all mining projects to cover all damages which may stem from the projects and to make sure that all reclamation is carried out. These securities shall be reviewed annually to ensure that there are sufficient funds available to repair potential damage at current costs.

Policy 7.2.3.6

Time limits for special use permits for each project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the use permit. In no case shall such review time period exceed five years. Said review shall be funded by the applicant.

Policy 7.2.3.7

Exploration for economic mineral or ore deposits is permitted in compatible General Plan designations as defined in these policies. A special use permit shall be required if:

- A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or
- B. The operation in any one location disturbs one acre or more in size; or
- C. De-watering will occur or water will be discharged from the site as a result of the operation.

Policy 7.2.3.8

Exploration for economic mineral or ore deposits is permitted in incompatible General Plan designations, provided that:

- A. Methods of geological survey, geophysical, or geochemical prospecting are used; or
- B. Bore holes and trial pits not exceeding 100 cubic yards of overburden or other mineral disturbance may be created; and
- C. No explosives may be used; there may be no drifting or tunnelling; and dewatering or water discharge is not allowed.

Policy 7.2.3.9

All exploratory operations shall require a reclamation plan and a bond to ensure its completion if:

- A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or
- B. The operation in any one location disturbs one acre or more in size.

Policy 7.2.3.10

In those instances where a reclamation plan is not required, an erosion control plan shall be required for those operations in which over 50 cubic yards or more of overburden are disturbed.

Policy 7.2.3.11

Recreational mining, which is the extraction of minerals for recreation on a seasonal basis and the use of such devices as pans, rockers, and dredges with intakes eight inches in diameter or less, shall not require a special use permit. However, certain Federal or State regulations and local building and sanitation regulations may apply.

Policy 7.2.3.12

Except as provided for in Policy 2.2.2.7, zone changes removing the -MR Combining Zone District from the base zone district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.

Policy 7.2.3.13

Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts to the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, and noise and vibration impacts associated with surface access. All other related impacts shall also be addressed.

CONSERVATION AND PROTECTION OF WATER RESOURCES

GOAL 7.3: WATER QUALITY AND QUANTITY

Conserve, enhance, and manage water resources and protect their quality from degradation.

OBJECTIVE 7.3.1: WATER RESOURCE PROTECTION

Preserve and protect the supply and quality of the County's water resources including the protection of critical watersheds, riparian zones, and aquifers.

Policy 7.3.1.1

Encourage the use of *Best Management Practices*, as identified by the Soil Conservation Service, in watershed lands as a means to prevent erosion, siltation, and flooding.

Policy 7.3.1.2

Establish water conservation programs that include both drought tolerant landscaping and efficient building design requirements as well as incentives for the conservation and wise use of water.

Policy 7.3.1.3

The County shall develop the criteria and draft an ordinance to allow and encourage the use of domestic gray water for landscape irrigation purposes. (See Title 22 of the State Water Code and the Graywater Regulations of the Uniform Plumbing Code).

OBJECTIVE 7.3.2: WATER QUALITY

Maintenance of and, where possible, improvement of the quality of underground and surface water.

Policy 7.3.2.1

Stream and lake embankments shall be protected from erosion, and streams and lakes shall be protected from excessive turbidity.

Policy 7.3.2.2

Projects requiring a grading permit shall have an erosion control program approved, where necessary.

Policy 7.3.2.3

Where practical and when warranted by the size of the project, parking lot storm drainage shall include facilities to separate oils and salts from storm water in accordance with the recommendations of the Storm Water Quality Task Force's *California Storm Water Best Management Practices Handbooks* (1993).

Policy 7.3.2.4

The County should evaluate feasible alternatives to the use of salt for ice control on County roads.

Policy 7.3.2.5

As a means to improve the water quality affecting the County's recreational waters, enhanced and increased detailed analytical water quality studies and monitoring should be implemented to identify and reduce point and non-point pollutants and contaminants. Where such studies or monitoring reports have identified sources of pollution, the County shall propose means to prevent, control, or treat identified pollutants and contaminants.

OBJECTIVE 7.3.3: WETLANDS

Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

Policy 7.3.3.1

A site specific wetland investigation shall be required on all development projects within those areas identified as wetlands on the Important Biological Resources Map. If it is determined by the presence of hydrophytic plants and wetland hydrology that a wetland may exist in an area not identified on the map, a site-specific investigation shall also be required. This study shall be conducted using the Corps of Engineers Wetland Delineation Program and Manual. The study shall determine the boundaries of all wetland areas that can be classified wetlands under the Corps of Engineers' definition.

Policy 7.3.3.2

All feasible project modification shall be considered to avoid wetland disturbance. Direct or indirect losses of wetlands and/or riparian vegetation associated with discretionary application approval shall be compensated by replacement, rehabilitation, or wetlands habitat on a no-net-loss basis. Compensation may result in provision of wetlands habitat on- or off-site at a minimum of a 1:1 ratio as associated with the disturbed resource. A wetland study and mitigation monitoring program shall be submitted to the County and concerned State and Federal agencies for review prior to permit approval.

OBJECTIVE 7.3.4: DRAINAGE

Protection and utilization of natural drainage patterns.

Policy 7.3.4.1

Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

Policy 7.3.4.2

Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

OBJECTIVE 7.3.5: WATER CONSERVATION

Conservation of water resources, encouragement of water conservation, and construction of wastewater disposal systems designed to reclaim and re-use treated wastewater on agricultural crops and for other irrigation and wildlife enhancement projects.

Policy 7.3.5.1

Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.

Policy 7.3.5.2

A list of appropriate local indigenous drought tolerant plant materials shall be maintained by the County Planning Department and made available to the public.

Policy 7.3.5.3

The County Parks and Recreation Division shall use drought tolerant landscaping for all new parks and park improvement projects.

Policy 7.3.5.4

Require efficient water conveyance systems in new construction. Establish a program of ongoing conversion of open ditch systems shall be considered for conversion to closed conduits, reclaimed water supplies, or both, as circumstances permit.

Policy 7.3.5.5

Encourage water reuse programs to conserve raw or potable water supplies consistent with State Law.

CONSERVATION OF BIOLOGICAL RESOURCES

GOAL 7.4: WILDLIFE AND VEGETATION RESOURCES

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

OBJECTIVE 7.4.1: RARE, THREATENED, AND ENDANGERED SPECIES

The County shall protect State and Federally recognized rare, threatened, or endangered species and their habitats consistent with Federal and State laws.

Policy 7.4.1.1

The eight sensitive plant species known as the Pine Hill endemics and their habitats (specifically identified gabbro and serpentine soils) shall be protected in perpetuity through the establishment of four preserve sites. These preserve sites are integrated into the County's overall open space plan. Components of this program include but are not limited to:

- A. Coordination with the State Department of Fish and Game, U.S. Fish and Wildlife Service, and other appropriate agencies.
- B. Development of mechanisms for the establishment of preserve site(s) such as clustered development, transfers of development rights, mitigation banking, and conservation easements.
- C. Development of programs with the Department of Fish and Game to fund the purchase of fee title acquisition, conservation easements, and operations and maintenance of preserve sites.
- D. Establishment of guidelines for development of site-specific management, maintenance, and monitoring plans for preserve sites that will be held in private ownership.

Policy 7.4.1.2

Private land for preserve sites will only be purchased from willing sellers.

Policy 7.4.1.3

Limit land uses within established preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.

Policy 7.4.1.4

Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.

Policy 7.4.1.5

Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that those resources exist, and either are or can be protected, on public lands or private Natural Resource lands.

Policy 7.4.1.6

Where substantial modification of natural communities and habitats of special status plant and animal species through grading or other disturbances occur in anticipation of or prior to either the submittal and/or approval of a formal discretionary application, that application shall be accompanied with a comprehensive habitat restoration and/or off-site mitigation plan. The provisions of the plan shall be implemented as part of the project approval.

OBJECTIVE 7.4.2: IDENTIFY AND PROTECT RESOURCES

Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.

Policy 7.4.2.1

To the extent feasible in light of other General Plan policies and to the extent permitted by State law, the County of El Dorado will protect identified critical fish and wildlife habitat, as identified on the Important Biological Resources Map maintained at the Planning Department, through any of the following techniques: utilization of open space, Natural Resource land use designation, clustering, large lot design, setbacks, etc.

Policy 7.4.2.2

Where critical wildlife areas and migration corridors are identified during review of projects, the County shall protect the resources from degradation by requiring all portions of the project site that contain or influence said areas to be retained as non-disturbed natural areas through mandatory clustered development on suitable portions of the project site or other means such as density transfers if clustering cannot be achieved. The setback distance for designated or protected migration corridors shall be determined as part of the project's environmental analysis. The intent and emphasis of the Open Space land use designation and of the non-disturbance policy is to ensure continued viability of contiguous or interdependent habitat areas and the preservation of all movement corridors between related habitats. The intent of mandatory clustering is to provide a mechanism for natural resource protection while allowing appropriate development of private property.

Policy 7.4.2.3

Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.

Policy 7.4.2.4

Establish and manage wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.

Policy 7.4.2.5

Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.

Policy 7.4.2.6

El Dorado County Biological Community Conservation Plans shall be required to protect, to the extent feasible, rare, threatened, and endangered plant species only when existing Federal or State plans for non-jurisdictional areas do not provide adequate protection because the species in question do not occur in significant numbers in non-jurisdictional areas.

Policy 7.4.2.7

The County shall form a Plant and Wildlife Technical Advisory Committee to advise the Planning Commission and Board of Supervisors on plant and wildlife issues, and the committee should be formed of local experts who will consult with other experts with special expertise on various plant and wildlife issues, including representatives of regulatory agencies. The Committee shall formulate objectives which will be reviewed by the Planning Commission and Board of Supervisors.

OBJECTIVE 7.4.3: COORDINATION WITH APPROPRIATE AGENCIES

Coordination of wildlife and vegetation protection programs with appropriate Federal and State agencies.

OBJECTIVE 7.4.4: FOREST AND OAK WOODLAND RESOURCES

Protect and conserve forest and woodland resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of a sustainable flow of wood products, and aesthetic values.

Policy 7.4.4.1

The Natural Resource land use designation shall be used to protect important forest resources from uses incompatible with timber harvesting.

Policy 7.4.4.2

Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the protection, planting, restoration, and regeneration of native trees in new developments and within existing communities.

Policy 7.4.4.3

Utilize the clustering of development to retain the largest contiguous areas possible in wildland (undeveloped) status.

Policy 7.4.4.4

The County shall apply tree canopy coverage standards to discretionary permit review applicable to oak woodland habitats. Parcels having canopy cover by trees of at least 10 percent, as determined from base line aerial photography or by site survey performed by a qualified licensed arborist or botanist, are subject to canopy coverage retention or replacement standards:

Existing Canopy Cover	Percent of Canopy Cover to be Retained or Replaced
80 - 100 percent	.60 of existing canopy
60 - 79 percent	.70 of existing canopy
40 - 59 percent	.80 of existing canopy
20 - 39 percent	.85 of existing canopy
19 percent or less	.90 of existing canopy
Specific standards shall be included in the Zoning Ordinance.	

Policy 7.4.4.5

Where existing individual or a group of oak trees are lost within a stand, a corridor of oak trees shall be retained that maintains continuity between all portions of the stand. The retained corridor shall have a tree density that is equal to the density of the stand.

OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES

Protect and maintain native trees including oaks and landmark and heritage trees.

Policy 7.4.5.1

A tree survey, preservation, and replacement plan shall be required to be filed with the County prior to issuance of a grading permit for discretionary permits on all high-density residential, multifamily residential, commercial, and industrial projects. To ensure that proposed replacement trees survive, a mitigation monitoring plan should be incorporated into discretionary projects when applicable and shall include provisions for necessary replacement of trees.

Policy 7.4.5.2

The County shall require, as a condition of development approval for Commercial, industrial, and multifamily residential uses, that at a minimum 50 percent of the proposed landscaping is consistent with the predominant plant community and fits the natural vegetation native to the area. Exotic or introduced plant species not consistent with the plant community in which proposed development is located shall be discouraged.

PRESERVATION OF CULTURAL RESOURCES

GOAL 7.5: CULTURAL RESOURCES

Ensure the preservation of the County's important cultural resources.

OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE

Creation of an identification and preservation program for the County's cultural resources.

Policy 7.5.1.1

The County shall include a Cultural Resources section in the Zoning Ordinance to address effective inventory, preservation, protection, and management of prehistoric and historic resources and to establish cultural and historic resource review procedures. Cultural resources include archaeological landscapes, sites, structures, features, artifacts, and/or areas of ethnic and religious importance. The ordinance shall include, but is not limited, to the following components:

- A. Development of project review guidelines including the requirement for consultation with local Native American groups;

- B. Invitation to volunteer Native American monitors on all field surveys, test and salvage excavations, and site grading work;
- C. Development of guidelines and methods for treatment of cultural resources (including preservation methods such as establishment of setbacks from identified sites, use of conservation easements, etc.); and
- D. Utilization of National Register Criteria for Evaluation to aid in determining the significance of historic and prehistoric resources in the County.

Policy 7.5.1.2

Reports and/or maps identifying specific locations of archaeological or historical sites shall be kept confidential in the Planning Department but shall be disclosed where applicable.

Policy 7.5.1.3

Cultural resource studies shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

Policy 7.5.1.4

Promote the registration of historic districts, sites, buildings, structures, and objects in the National Register of Historic Places and inclusion in the California State Office of Historic Preservation's California Points of Historic Interest and California Inventory of Historic Resources.

Policy 7.5.1.5

A Cultural Resources Preservation Commission shall be formed to aid in the protection and preservation of the County's important cultural resources. The Commission's duties shall include, but are not limited to:

- A. Assisting in the formulation of policies for the identification, treatment, and protection of cultural resources (including historic cemeteries) and the curation of any artifacts collected during field collection/excavation;
- B. Assisting in preparation of a cultural resources inventory (to include prehistoric sites and historic sites and structures of local importance);

- C. Reviewing all projects with identified cultural resources and making recommendations on appropriate forms of protection and mitigation; and
- D. Reviewing sites for possible inclusion in the National Register of Historic Places, California Register, and other State and local lists of cultural properties.

The County shall request to become a Certified Local Government (CLG) through the State Office of Historic Preservation. Certification would qualify the County for grants to aid in historic preservation projects. The Cultural Resources Preservation Commission could serve as the Commission required for the CLG program.

OBJECTIVE 7.5.2: VISUAL INTEGRITY

Maintenance of the visual integrity of historic resources.

Policy 7.5.2.1

Create Historic Design Control Districts for areas, places, sites, structures, or uses which have special historic significance.

Policy 7.5.2.2

Develop historic design guidelines for use in each Historic Design Control Combining Zone District that may be designated.

Policy 7.5.2.3

New buildings and reconstruction in historic communities shall generally conform to the types of architecture prevalent in the gold mining areas of California during the period 1850 to 1910.

Policy 7.5.2.4

Any historic building in a Historic Design Control Combining District, or any building in any other area of the County which is designated on the National or California Register of Historic Places, or any structure qualifying as a California Building of Historic Interest, or any County designated historic site, shall not be torn down, demolished, destroyed, altered, removed, expanded, improved or otherwise changed in exterior appearance without a design review. Preservation of such structures shall be encouraged.

Policy 7.5.2.5

In cases where the County permits the demolition or alteration of an historic building, such alteration or new construction (subsequent to demolition) shall be required to maintain the character of the historic building or replicate its historic features.

Policy 7.5.2.6

The County, in cooperation with the State, shall identify the viewshed of Coloma State Park and establish guidelines to be used for development within the viewshed. In addition, the County shall continue to support the relocation of State Route 49 to bypass the Park in order to protect its visual and physical integrity.

OBJECTIVE 7.5.3: RECOGNITION OF PREHISTORIC/HISTORIC RESOURCES

Recognition of the value of the County's prehistoric and historic resources to residents, tourists, and the economy of the County, and promotion of public access and enjoyment of prehistoric and historic resources where appropriate.

OBJECTIVE 7.5.4: PROTECTION OF CEMETERIES

Identification, preservation, and protection of existing cemeteries including access and parking.

Policy 7.5.4.1

Protect access routes and parking at existing cemeteries. Development proposals will be evaluated to ensure that they do not interfere with cemeteries or their access and parking.

PRESERVATION OF OPEN SPACE

GOAL 7.6: OPEN SPACE CONSERVATION

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE

Consideration of open space as an important factor in the County's quality of life.

Policy 7.6.1.1

The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include:

- A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;
- B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits;

- C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors;
- D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality; and
- E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.

Policy 7.6.1.2

The County will provide for Open Space lands through:

- A. The designation of land as Open Space;
- B. The designation of land for low-intensity land uses as provided in the Rural Residential and Natural Resource land use designations;
- C. Local implementation of the Federal Emergency Management Agency's National Flood Insurance Program;
- D. Local implementation of the State Land Conservation Act Program; and
- E. Open space land set aside through Planned Developments (PDs).

Policy 7.6.1.3

The County shall implement Policy 7.6.1.1 through zoning regulations and the administration thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purposes set forth in Policy 7.6.1.1 as follows:

- A. The Open Space (OS) Zoning District is consistent with and shall implement the Open Space designation of the General Plan land use map and all other land use designations.
- B. The Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), and Timberland Production Zone (TPZ) zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein.

- C. Zoning regulations shall provide for setbacks from all flood plains, streams, lakes, rivers and canals to maintain Purposes A, B, C, and D set forth in Policy 7.6.1.1.
- D. Zoning regulations shall provide for maintenance of permanent open space in residential, commercial, industrial, agricultural, and residential agricultural zone districts based on standards established in those provisions of the County Code. The regulations shall minimize impacts on wetlands, flood plains, streams, lakes, rivers, canals, and slopes in excess of 30 percent and shall maintain Purposes A, B, C, and D in Policy 7.6.1.1.
- E. Landscaping requirements in zoning regulations shall provide for vegetative buffers between incompatible land uses in order to maintain Purpose E in Policy 7.6.1.1.
- F. Zoning regulations shall provide for Mineral Resource Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands found to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purposes A, B, C, D, and E of Policy 7.6.1.1.

Chapter 8

AGRICULTURE AND FORESTRY ELEMENT

PRINCIPLE

The Plan must provide for the conservation and protection of El Dorado County's important natural resources, and recognize that the presence of these resources pose a constraint to development.

INTRODUCTION

The Agriculture and Forestry Element addresses the conservation, management, and utilization of the County's agricultural and forest lands. In El Dorado County, these lands are regarded by residents as fundamental components of the County's rural character and way of life. In recent years, large influxes of new residents have resulted in increased development and thus a changed landscape. While this growth has benefitted the County in many ways, the low-density residential growth has threatened important agricultural and forest lands. Prudent management of the County's agriculture and forestry resources is needed to provide future generations with opportunities to experience both the economic benefits and rural lifestyle residents now enjoy. This prudent management strategy involves maintenance of large parcel sizes and the minimization of incompatible land use encroachment into these resource rich lands.

The Agriculture and Forestry Element is consistent with the requirements set forth in California Government Code Section 65302 and other applicable sections. The conservation and management of agricultural and forest lands is identified by the residents of El Dorado County as an important issue to be addressed by the General Plan. This element encompasses portions of the mandatory Land Use, and Conservation and Open Space Elements set forth by the California Government Code. Provisions within each of these elements apply to agricultural and forest lands. Specifically, State law requires that the general plan shall include:

"A land use element which designates the proposed general distribution and general location and extent of the use of land for . . . agriculture" (Government Code Section 65302(a)).

"A conservation element for the conservation, development, and utilization of natural resources including . . . soils" (Government Code Section 65302(d)).

An open space element "used for the managed production of resources, including . . . rangeland, agricultural lands, and areas of economic importance for the production of food or fiber" (Government Code Section 65560(b)(2)).

The focus of the Agriculture and Forestry Element is on conserving these non-renewable lands for agriculture and timber activities, natural resource values, and long-term productivity.

RELATIONSHIP TO OTHER ELEMENTS

The Agriculture and Forestry Element is closely linked to the Land Use and the Conservation and Open Space Elements of this General Plan. The issues addressed in this element also are related to those of the Circulation, Public Health, Safety, and Noise, Housing, and Public Services and Utilities Elements.

ORGANIZATION OF THE ELEMENT

The following issues are covered by the Agriculture and Forestry Element: agricultural land preservation; agricultural production; forest land preservation; and forest production.

POLICY SECTION

AGRICULTURAL CONSERVATION AND PRODUCTION

GOAL 8.1: AGRICULTURAL LAND CONSERVATION

Long-term conservation and use of existing and potential agricultural lands within the County and limiting the intrusion of incompatible uses into agricultural lands.

OBJECTIVE 8.1.1: IDENTIFICATION OF AGRICULTURAL LANDS

Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.

Policy 8.1.1.1

"Agricultural Districts" shall be created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production. These districts shall be delineated on the General Plan land use map as an overlay land use designation.

Policy 8.1.1.2

Agricultural Districts shall be based on the following criteria:

- A. Lands currently under Williamson Act contract (i.e., "agricultural preserves");
- B. Soils identified as El Dorado County "choice" agricultural soil, which consist of Federally designated prime, State designated unique or important, or County designated locally important soils;
- C. Lands under cultivation for commercial crop production;
- D. Lands that possess topographical and other features that make them suitable for agricultural production;
- E. Low development densities; and
- F. A determination by the Board of Supervisors that the affected lands should be preserved for agricultural production rather than other uses.

Policy 8.1.1.3

The boundaries of Agricultural District overlays shall be based on existing land features including but not limited to soil types, rivers, ridgelines, and other visibly evident features or, otherwise, shall follow legal property boundaries.

Policy 8.1.1.4

The procedures set forth in *The Procedure for Evaluating the Suitability of Land for Agriculture* shall be used for evaluating the suitability of agricultural lands in Agricultural Districts and Williamson Act Contract lands (agricultural preserves). The procedures shall be developed, reviewed, and revised, as appropriate, by the Agricultural Commission, and approved by the Board of Supervisors. Revisions to the procedure shall not constitute a General Plan amendment.

Policy 8.1.1.5

Except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing "choice" agricultural soils (see Policy 8.1.1.2(b)) shall be zoned for agricultural use except where the Board of Supervisors determines that economic, social, or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. Where such parcels are zoned for agricultural use, they shall be protected from incompatible land uses by the Right to Farm Ordinance and agricultural buffering. Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

Policy 8.1.1.6

Parcels encumbered by a Williamson Act Contract, pursuant to the California Land Conservation Act, shall be zoned Exclusive Agriculture (AE).

OBJECTIVE 8.1.2: GRAZING

Protection of range lands for grazing of domestic livestock.

Policy 8.1.2.1

The County Agricultural Commission shall identify lands suitable for sustained grazing purposes which the Commission believes should be managed as grazing lands. Once such lands have been identified by the Commission, the Board of Supervisors shall determine whether to initiate incentive based programs to retain such lands as productive grazing units.

Policy 8.1.2.2

Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have

smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

OBJECTIVE 8.1.3: PROTECTION OF AGRICULTURAL LANDS

Protection of agricultural lands from adjacent incompatible land uses.

Policy 8.1.3.1

Agriculturally zoned lands including Williamson Act Contract properties (i.e., lands within "agricultural preserves") shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.

Policy 8.1.3.2

Agriculturally incompatible uses adjacent to agricultural zoned lands within designated agricultural districts shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.

Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.

Administrative relief to these setbacks may be granted by the County Planning Director, where appropriate.

Policy 8.1.3.3

The County shall revise the Right to Farm Ordinance to include a provision to place a deed restriction on all new parcels created adjacent to Agricultural Districts requiring the new owner to sign a statement acknowledging that his or her parcel is adjacent to a parcel engaging in agricultural activities.

Policy 8.1.3.4

A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the land evaluation and land assessment system to be developed by the State. A monitoring program should be established to be overseen by the Agricultural Department.

Policy 8.1.3.5

On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

OBJECTIVE 8.1.4: DEVELOPMENT ENTITLEMENTS

Consideration of the agricultural use of land prior to approvals for any development entitlements.

Policy 8.1.4.1

The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving agricultural district and Williamson Act Contract land, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Policy 8.1.4.2

The Agricultural Commission shall review all school site development applications involving agricultural lands and lands within Agricultural Districts, or lands adjacent to agricultural lands and lands adjacent to Agricultural Districts, and shall make recommendations to the approving authority. To determine consistency with the General Plan, the approving authority shall find that the school site development is "in the public interest". For purposes of this policy, the approving authority, in determining if the school development is "in the public interest", shall consider the following factors:

- A. The objectives of the Agricultural Element, to ensure that agricultural lands are conserved and protected, and the Public Services and Utilities Element, to ensure that the need for adequate school facilities is met.
- B. Whether other school sites outside of the Agricultural District including rural centers were considered by the school district and whether such sites were considered acceptable or not feasible as a school site for the school district.

- C. The effect of the proposed school site upon adjacent agricultural lands and whether the proposed site would be incompatible with agricultural operations on adjacent or proximate agricultural lands.
- D. Whether the use of the land as a school site is consistent with the applicable provisions of this General Plan.

OBJECTIVE 8.1.5: CLUSTER DEVELOPMENT

The County shall encourage cluster development, or grouping together of allowable dwelling units in agricultural districts or lands zoned for agriculture located outside of agricultural districts, instead of the dispersal of such dwelling units on larger parcels.

Policy 8.1.5.1

Buildings resulting from clustered development through the Planned Development (-PD) process shall be placed to minimize the loss of choice agricultural lands.

Policy 8.1.5.2

Wherever feasible and where clustering is permitted, natural features such as ridge tops, creeks, and substantial tree stands shall be used to separate smaller clustered parcels from agricultural areas.

GOAL 8.2: AGRICULTURAL PRODUCTION

A healthy, stable, and competitive environment necessary to sustain agricultural industry.

OBJECTIVE 8.2.1: AGRICULTURAL WATER

Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.

Policy 8.2.1.1

The County shall allow and support the extension of water lines and the use of reclaimed water for the irrigation of agricultural lands.

Policy 8.2.1.2

Current agricultural water, excluding well water, shall be protected from allocation to residential uses and discretionary projects establishing new residential uses. Water from increased irrigation efficiencies shall be allocated to expanding agricultural or employment based uses.

Policy 8.2.1.3

The County shall actively pursue the acquisition of long-term agricultural water supplies.

OBJECTIVE 8.2.2: AGRICULTURAL OPERATIONS

Protection of the rights of agricultural operators to continue agricultural practices on all lands designated for agricultural land use and expand the agricultural-related uses allowed on such lands.

Policy 8.2.2.1

Agricultural operations allowed by right on agricultural lands shall include but not be limited to:

- A. Cultivation and tillage of the soil, dairying, irrigation, frost protection, cultivation, growing, harvesting, sound devices, use of approved fertilizers, pesticides, and crop protection;
- B. Processing of any agricultural commodity, including timber, Christmas trees, shrubs, flowers, herbs, and other plants;
- C. Raising of livestock, fur-bearing animals, and all animal husbandry;
- D. Culture or breeding of poultry and aquatic species;
- E. Commercial practices (ranch marketing) performed incidental to or in conjunction with such agricultural operations including the packaging, processing, and on-site sale of agricultural products produced in the County; and
- F. Agricultural resource management including wildlife management, recreation, tours, riding and hiking access, fishing, and picnicking.

Policy 8.2.2.2

The approving authority shall make the following findings when approving special use permits for agricultural support services:

- A. The use will not substantially detract from agricultural production in the surrounding area; and
- B. The use is compatible with and will not have a significant adverse impact on adjacent or nearby neighborhoods beyond that allowed by the Right to Farm Ordinance and other applicable law.

Policy 8.2.2.3

Mining activities, when the mined lands will be reclaimed to meet or exceed current agricultural capabilities, and water projects will be deemed compatible with agricultural lands and operations.

Policy 8.2.2.4

Agricultural activities shall be protected from the encroachment of incompatible land use by the Right to Farm Ordinance, which recognizes that nuisances such as noise, odors, dust, fumes, smoke, and chemical usage are a part of recognized acceptable agricultural practices and production.

OBJECTIVE 8.2.3: FARM-RELATED HOUSING

Farm related housing that facilitates efficient agricultural operations.

Policy 8.2.3.1

A special use permit shall be required for additional dwellings over and above those allowed by right, pursuant to the policies contained in Objective 4.2.6 of the Housing Element, for permanent and seasonal agricultural employees. The Agricultural Commission shall review the application and make recommendation on the necessity and compatibility of the additional dwelling units with the agricultural activities both on- and off-site. The special use permit shall be subject to the following provisions:

- A. The housing is clearly needed for and incidental to agricultural production and related uses on the site; and
- B. The housing is constructed and maintained to conform to the minimum standards contained in the Uniform Building Code or as otherwise regulated by the State Department of Housing and Community Development for migrant farm labor housing.

OBJECTIVE 8.2.4: AGRICULTURAL PRODUCTION PROGRAMS

Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.

Policy 8.2.4.1

Programs shall be developed that provide tax benefits and enhance competitive capabilities of farms and ranches thereby ensuring long-term conservation, enhancement, and expansion of viable agricultural lands. Examples of programs include but are not limited to, the following:

- A. Support and allow private organizations to utilize conservation easements or other appropriate techniques for voluntarily restricting land to agricultural uses only.
- B. Continued use of Williamson Act Contracts (agricultural preserves).
- C. Formation of land trusts to preserve agricultural lands.
- D. Make available voluntary purchase or transfer of development rights from agricultural areas to appropriate non-agricultural areas.

Policy 8.2.4.2

A special use permit shall be required for visitor serving uses and facilities providing they are compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code.

Policy 8.2.4.3

Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, golf courses and other similar uses, lodging facilities, and campgrounds.

FOREST LAND CONSERVATION AND PRODUCTION

GOAL 8.3: FOREST LAND CONSERVATION

Maintain healthy sustainable forests that provide for raw materials while limiting the intrusion of incompatible uses into important forest lands.

OBJECTIVE 8.3.1: IDENTIFICATION OF TIMBER PRODUCTION LANDS

Identification of existing and potential timber production lands for commercial timber production.

Policy 8.3.1.1

Lands suitable for timber production which are designated Natural Resource (NR) on the General Plan land use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR) are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities.

Policy 8.3.1.2

The procedures set forth in *The Procedure for Evaluating the Suitability of Land for Timber Production* shall be used for evaluating the suitability of forest lands for timber production. The procedure shall be developed and maintained by the Agricultural Commission and approved by the Board of Supervisors. Revisions to said procedure shall not constitute a General Plan amendment. These provisions shall be used in the following instances:

- A. To evaluate commercial forestry and timber lands within areas designated Natural Resources (NR) and/or lands zoned Timber Production Zone (TPZ) for their timber production value;
- B. To evaluate lands outside of areas designated Natural Resource (NR) and/or zoned Timber Production Zone (TPZ) for their timber production values for recommendation to the approving authority for inclusion within the Natural Resources designation and/or Timber Production Zone zoning district; and
- C. To evaluate lands designated NR and/or zoned TPZ generally located below 3,000 feet elevation for their timber production value.

Policy 8.3.1.3

The County Agricultural Commission shall assess lands to determine their suitability for timber production. Lands considered suitable for timber production shall be based on the following criteria:

- A. Lands designated Natural Resource (NR) on the General Plan land use map or lands zoned Timber Production Zone (TPZ);
- B. Soils identified as El Dorado County "choice" timber production soils which shall consist of soils found on Timber Site Classifications I, II, or III as defined in the *California Forest Handbook* and the *Soil Survey of El Dorado Area* issued April 1974 by the USDA Soil Conservation Service and the U.S. Forest Service;
- C. Lands used for commercial forestry/timber production;
- D. Lands that possess topographical and other features that make them suitable for timber production; and
- E. Low development densities in vicinity.

OBJECTIVE 8.3.2: CONSERVATION OF FOREST LANDS

Protect and conserve lands identified as suitable for commercial timber production within the County that are important to the local forest product industry and forest lands that serve other values such as watershed, wildlife habitat, recreation, hydroelectric power generation, grazing, mineral extraction, or other resource based uses.

Policy 8.3.2.1

Lands zoned Timber Production Zone (TPZ) shall not be subdivided into parcels containing less than 160 acres.

Policy 8.3.2.2

Timber production lands within areas designated Natural Resource and generally above 3,000 feet elevation shall maintain a 160-acre minimum parcel size or larger, except where smaller parcels already exist, in order to ensure the viability of long-term operations and to maximize economic feasibility for timber production or otherwise meet the parcel size requirements of the Natural Resource designation.

Policy 8.3.2.3

Lands designated Natural Resource, excluding those zoned TPZ, generally located below 3,000 feet elevation that have been found to be suitable for producing commercial timber by the Board of Supervisors, after reviewing advice of the Agricultural Commission, shall have a 40-acre minimum parcel size unless such lands already have smaller parcels.

OBJECTIVE 8.3.3: LONG-TERM FOREST RESOURCES

Ensure long-term viability of forest resources and timber production.

Policy 8.3.3.1

Forest lands are reserved for multiple use purposes directly related to timber production, mineral resource extraction, wildlife, grazing, and recreation.

Policy 8.3.3.2

The Natural Resource land use designation shall be applied for the purposes of conserving and protecting important forest lands and maintaining viable forest based communities. In determining whether particular lands constitute important forest lands, the Board of Supervisors shall consider the advice of the Agricultural Commission.

GOAL 8.4: SUSTAINABLE AND EFFICIENT FOREST PRODUCTION

Minimized constraints inhibiting sustainable and efficient forest resource production.

OBJECTIVE 8.4.1: FOREST LAND BUFFERS

Provide for buffer parcels and setbacks between timber production lands and adjacent incompatible land uses.

Policy 8.4.1.1

The subdivision of lands located adjacent to Natural Resource (NR) designation boundaries and lands zoned Timberland Production Zone (TPZ) shall not result in the creation of new parcels containing less than 40 acres. The subdivision of lands adjacent to NR designation and lands zoned TPZ containing 40 acres or less located generally below 3,000 feet in elevation may be considered for the creation of new parcels containing not less than 10 acres, as appropriate. Projects within Rural Center and Community Region planning concept areas are exempt from this minimum parcel size to encourage the concentration of such uses.

Policy 8.4.1.2

A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production lands designated Natural Resource and/or lands zoned Timberland Production Zone (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet.

Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures.

All setbacks are measured from the property line.

OBJECTIVE 8.4.2: DEVELOPMENT ENTITLEMENTS**Policy 8.4.2.1**

The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

Chapter 9

PARKS AND RECREATION ELEMENT

PRINCIPLE

The General Plan must identify the types of governmental services, including parks and recreation facilities, which are necessary to meet the needs of residents and businesses and must provide a fiscally responsible approach for ensuring that these service needs are met.

INTRODUCTION

This Parks and Recreation Element establishes goals and policies that address the long range provision and maintenance of parks and recreation facilities needed to improve the quality of life of existing and future El Dorado County residents. El Dorado County residents are in need of additional recreational lands and facilities, and the policies and implementation measures included in this element are responsive to that demand. The overall focus of the Parks and Recreation Element is on providing recreational opportunities and facilities on a regional scale, including trails and waterways; securing adequate funding sources; and increasing tourism and recreation-based businesses. The element also addresses the location, demand, management, and provision of parks and recreation facilities.

STATE AUTHORIZATION

The Parks and Recreation Element is consistent with the requirements set forth in the California Government Code Section 65302 and other applicable sections. The California Government Code Section 65302 specifies the elements that must be included in county and city general plans. However, local governments may adopt any other elements or address any other subjects that relate to the physical development of a county or city (Government Code 65303). Though not required by law, the inclusion of the Parks and Recreation Element is optional. However, once an optional element is adopted, it carries the same importance as the required elements and must be internally consistent with the other elements of the General Plan. Additionally, under the Quimby Act (Government Code Section 66477), conditioning subdivision approval upon the provision of park or recreation areas must be based upon an assessment of needs contained in the general plan.

This element encompasses portions of the mandatory Land Use and Open Space elements set forth by the California Government Code. Provisions within each of these elements apply to land for recreation. Specifically, State law requires that the general plan shall include:

"A land use element which designates the proposed general distribution and general location and extent of the use of land for . . . recreation . . . "
(Government Code Section 65302 (a)).

An open space element that designates land "for outdoor recreation, including ... areas of ... cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails ..." (Government Code Section 65560 (b)).

RELATIONSHIP TO OTHER ELEMENTS

Additionally within this General Plan, preferred locations for parks are also addressed in the Land Use Element. The use of open space for recreational activities is also discussed in the Conservation and Open Space Element. In the Land Use Element, scenic and cultural resources and scenic roadways are discussed. Bikeways are also discussed in the Circulation Element of this General Plan.

ORGANIZATION OF THE ELEMENT

The Parks and Recreation Element policy section addresses: (1) acquisition and development of regional, community, and neighborhood parks; (2) provision of a trail system; (3) conservation and promotion of waterways for recreation; (4) coordination with other recreation providers; (5) securement of funding; and (6) provision of opportunities to increase tourism.

POLICY SECTION

PARKS AND RECREATION FACILITIES

GOAL 9.1: PARKS AND RECREATION FACILITIES

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT

The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Policy 9.1.1.1

The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following national standards shall be used as guidelines for the acquisition and development of park facilities:

GUIDELINES FOR ACQUISITION AND DEVELOPMENT OF PARK FACILITIES	
Park Types	Developed
Regional Parks	1.5 ac/1,000 population
Community Parks	1.5 ac/1,000 population
Neighborhood Parks	2.0 ac/1,000 population
<i>Specific Standards (Neighborhood and Community Parks)</i>	
Cameron Park Community Services District	5.0 ac/1,000 population
El Dorado Hills Community Services District	5.0 ac/1,000 population
Planned Communities	5.0 ac/1,000 population

The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.

Policy 9.1.1.2

Neighborhood parks shall be primarily focused on serving children's walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic tables.

Policy 9.1.1.3

Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center.

Policy 9.1.1.4

Regional parks and recreation facilities shall incorporate natural resources such as lakes and creeks and serve a region involving more than one community. Regional parks generally range in size from 30 to 10,000 acres with the preferred size being several hundred acres. Facilities may include multi-purpose fields, ball fields, group picnic areas, playgrounds, swimming facilities, amphitheaters, tennis courts, multi-purpose hardcourts, shooting sports facilities, concessionaire facilities, trails, nature interpretive centers, campgrounds, natural or historic points of interest, and community multi-purpose centers.

Policy 9.1.1.5

Parkland dedicated under the Quimby Act must be suitable for active recreation uses and:

- A. Shall have a maximum average slope of 10 percent;
- B. Shall have sufficient access for a community or neighborhood park; and
- C. Shall not contain significant constraints that would render the site unsuitable for development.

Policy 9.1.1.6

The primary responsibilities of the County as a recreation provider shall be the establishment and provision of a regional park system to serve the residents of and visitors to the County.

Policy 9.1.1.7

Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged. For areas in which cities and districts have park and recreation taxing authority, County policy is that such cities and districts shall assume the total cost of developing community park facilities.

Policy 9.1.1.8

The County will adopt a Parks and Recreation Capital Improvement Program to meet current and future needs as identified in the *Interim Master Plan for Parks, Recreation Facilities and Trails*, Dangermond and Associates, May 1992. Said plan shall be reviewed and updated in accordance with Policy 2.9.1.2.

Policy 9.1.1.9

The County will identify and secure funding sources, where possible, to implement the Capital Improvement Program to meet the needs identified in the *Interim Master Plan for Parks, Recreation Facilities, and Trails*.

Policy 9.1.1.10

As a priority, the County shall continue to plan for and develop existing County owned regional and community park sites.

Policy 9.1.1.11

Focus park acquisition on recreation oriented facilities as opposed to open space.

OBJECTIVE 9.1.2: COUNTY TRAILS

Provide for a County-wide, non-motorized, multi-purpose trail system and trail linkages to existing and proposed local, State, and Federal trail systems. The County will actively seek to establish trail linkages between schools, parks, residential, commercial, and industrial uses and to coordinate this non-motorized system with the vehicular circulation system.

Policy 9.1.2.1

The proposed El Dorado Trail/Pony Express Trail as well as trails connecting regional parks shall be the County's primary responsibility for trail establishment and maintenance.

Policy 9.1.2.2

The standards for the County trail system regarding general location, width, steepness, signage, offer of easement dedication, and other design standards are detailed in the *Hiking and Equestrian Trails Master Plan* and should be updated as necessary.

Policy 9.1.2.3

The County will assume the responsibility, where possible, of acquiring and developing regional trails outside the boundaries of the cities, Community Service Districts, and park and recreation districts having park and recreation taxing authority and will assist areas such as the Georgetown Divide Recreation District with exceptionally large geographic areas with acquisition and development of trails.

Policy 9.1.2.4

Evaluate every discretionary application as well as public facilities planning with regard to their ability to implement the *Hiking and Equestrian Trails Master Plan* and the *Bikeway Master Plan*.

Policy 9.1.2.5

All discretionary applications may be conditioned to provide an irrevocable offer of a trail easement dedication and construction of trails as designated on the *Trails Master Plan* provided it can be shown that such trails will serve as loops and/or links to designated or existing trails, existing or proposed schools, public parks and open space areas, and existing or proposed public transit nodes (e.g., bus stops, park and ride lots). Parkland dedication credit shall be given where applicable for provision of land and trail improvements that aid in implementing the *Trails Master Plan*.

Policy 9.1.2.6

A priority list of County trails for alignment delineation, acquisition, engineering, and development shall be developed. Trails with historical associations or essential trail linkages shall be given a higher priority in the Capital Improvement Plan.

Policy 9.1.2.7

Mapping of parcel specific regional trail alignments shall be completed by the end of calendar year 1997 so that trail easements may be acquired at the earliest possible date.

Policy 9.1.2.8

Integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking and equestrian trails for public use.

Policy 9.1.2.9

The County shall update the *Bikeway Master Plan* and include the bikeways system on the *Trails Master Plan* Map within one year of General Plan adoption. The *Bikeway Master Plan* shall be reviewed annually for changes and possible updating. Major revision studies shall be conducted in accordance with Policy 2.9.1.2. The bicycle routes established in the *Bikeway Master Plan* are considered a part of both the Parks and Recreation Element and the Circulation Element of the County General Plan.

Policy 9.1.2.10

The County shall establish a procedure by which local trails can be recognized and designated.

Policy 9.1.2.11

Recognize the national historic trails that are located within the County and promote and pursue cooperative efforts with private, regional, State, and Federal agencies to develop and fund these trails on public and private land.

OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS

Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open space areas.

Policy 9.1.3.1

Linear parks and trails may be incorporated along rivers, creeks, and streams wherever possible.

Policy 9.1.3.2

On public lands and where trails can be developed, maintained, and managed, a system of trails along the American and Cosumnes River systems may be created to increase public access to scenic waterways.

Policy 9.1.3.3

Coordinate with Federal, State, other agencies, and private landholders to provide public access to recreational resources, including rivers, lakes, and public lands.

Policy 9.1.3.4

To the extent possible, maximize the use of the regional park and trail system by the physically handicapped and developmentally disabled as detailed in the Federal Americans with Disabilities Act.

Policy 9.1.3.5

Recognize that segments of the California and Pony Express National Historic Trails are located within public and private land areas of the County. Give priority to County activities that will establish contiguous recreational trails along these alignments and pursue funding to construct and maintain trails along these alignments.

Policy 9.1.3.6

Support the establishment of a California National Historic Trail interpretive and visitors center in El Dorado County.

Policy 9.1.3.7

Support the establishment of a Pony Express National Historic Trail interpretive and visitors center in El Dorado County.

OBJECTIVE 9.1.4: RIVERS AND WATERWAYS

Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets.

Policy 9.1.4.1

The *River Management Plan, South Fork of the American River*, (River Management Plan) is considered the implementation plan for the river management policies of this chapter.

Policy 9.1.4.2

Support the acquisition of a public river access adjacent to the Marshall Gold Discovery State Historic Park.

OBJECTIVE 9.1.5: RECREATION COORDINATION

Coordinate future park and trail planning and development with Federal, State, cities, community service districts, school districts, and other recreation agencies and districts to provide increased recreation opportunities through shared use of facilities, continuity and efficiency of operation, and a more coordinated and balanced park system.

Policy 9.1.5.1

Encourage the formation of independent rural recreation districts to provide rural community and neighborhood parks for those areas desiring a higher level of service.

FUNDING

GOAL 9.2: FUNDING

Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.

OBJECTIVE 9.2.1: ADEQUATE FUNDS

Secure adequate funds to implement the *Interim Master Plan*, the *Trails Master Plan*, the *Bikeway Master Plan*, and the *River Management Plan* to provide for the acquisition, development, maintenance, and management of parks and recreation facilities.

OBJECTIVE 9.2.2: QUIMBY ACT

Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.

Policy 9.2.2.1

The Parks and Recreation Commission shall review all tentative subdivision maps of 50 parcels or more outside community service districts and special recreation districts boundaries and will provide recommendations to the Planning Commission for appropriate provision of recreation services.

Policy 9.2.2.2

Require that new development projects of 50 or more lots provide for the local recreation needs (e.g., primarily neighborhood parks) of its residents and provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development and maintenance needs of these facilities.

Policy 9.2.2.3

The County will cooperate with cities and independently funded districts to help acquire land and develop facilities for neighborhood and community parks as funding allows.

Policy 9.2.2.4

The County shall work with local districts and community services area recreation advisory committees to secure neighborhood park sites by use of the Quimby Act Implementing Ordinance.

Policy 9.2.2.5

The County shall study the feasibility of adopting an impact fee schedule and a County-wide benefit assessment district to pay for the acquisition, development, operation, and maintenance of regional parks and facilities.

Policy 9.2.2.6

The County shall actively pursue lands that can be transferred to the County from Federal, State, and other ownerships suitable and needed for public use.

Policy 9.2.2.7

The County shall strongly encourage the Bureau of Land Management (BLM) to divest itself of all lands within the County to provide ownership so the County can reap the benefits therefrom.

OBJECTIVE 9.2.3: GRANTS, FEES, AND CONTRIBUTIONS

Other types of funding including Federal, State, and private grants, user-fees, concession agreements, and private contributions to fund the construction of facilities such as trails along abandoned railroad lines (Rails-to-Trails) along rivers and creeks and to acquire historical or archaeologically significant land for parks.

Policy 9.2.3.1

Institute a system whereby user fees and concessions of various sorts (e.g., food and beverage vendors, gift shops, and boat rental facilities), wherever possible, contribute to the operation and maintenance costs of a facility.

Policy 9.2.3.2

The River Management program for the South Fork of the American River shall continue to be funded primarily through commercial permits and user fees.

Policy 9.2.3.3

Actively encourage private sector donations of land and/or conservation easements through the use of various land use mechanisms (such as density transfers).

Policy 9.2.3.4

Actively encourage private sector donations of structures, materials, funds, and/or labor to reduce acquisition, development, and maintenance costs.

Policy 9.2.3.5

The County will encourage private sector development, operation, and maintenance of recreation facilities.

TOURISM AND RECREATION USES

GOAL 9.3: RECREATION AND TOURISM

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

OBJECTIVE 9.3.1: RECREATIONAL AND TOURIST USES

Protect and maintain existing recreational and tourist based assets such as Apple Hill, State historic parks, the Lake Tahoe Basin, wineries, South Fork of the American River and other water sport areas and resorts, and encourage the development of additional recreation/tourism businesses and industries.

OBJECTIVE 9.3.2: NATURAL RESOURCES

Protect and preserve those resources that attract tourism.

OBJECTIVE 9.3.3: MAJOR RECREATIONAL EVENTS

Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.

OBJECTIVE 9.3.4: HISTORICAL RESOURCES

Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.

Policy 9.3.4.1

Support the establishment of a Director of Museums and cultural resources preservation function.

Policy 9.3.4.2

The County will encourage the development of interpretive centers for local historical sites and/or events of historical interest.

OBJECTIVE 9.3.5: HISTORICAL EVENTS

The County shall actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.

OBJECTIVE 9.3.6: COUNTY FAIRGROUNDS

Recognize the importance of the fairgrounds to the County's local economy for its major recreational, agricultural, and tourism facilities.

Policy 9.3.6.1

Continue to provide a fairgrounds to serve El Dorado County residents and visitors as the major location for large public events, including fairs, symphonies, horse shows, and farmers' markets.

Policy 9.3.6.2

Move the fairground site to a location that can safely serve the current and projected population of El Dorado County (recognizing that the current fairground site is inadequate) and potentially accommodate a West Slope Regional Park facility or Sports Complex.

OBJECTIVE 9.3.7: SKIING INDUSTRY

Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the Eldorado National Forest and Lake Tahoe Basin Management Unit Forest Plans.

OBJECTIVE 9.3.8: CAMPING FACILITIES

Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

OBJECTIVE 9.3.9: TOURIST LODGING

Policy 9.3.9.1

The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

Chapter 10

ECONOMIC DEVELOPMENT ELEMENT

PRINCIPLES

The General Plan provides opportunities for positive economic growth such as a full range of local employment opportunities, a more diversified local economy, greater capture of tourism, and increased retail sales.

The General Plan provides an opportunity to strategically plan for El Dorado County's role in a growing regional economy.

The General Plan provides land use guidelines which create opportunity to further economic self-sufficiency and foster a sound economic base to afford quality service levels while maintaining economic competitiveness and encourage retention of El Dorado County's quality of life.

The General Plan provides land use guidelines that will permit and encourage economic activities that create employment opportunities that are commensurate with local housing costs, generate a positive sustained revenue flow into the County, maximize economic multiplier effects, and minimize reliance upon County services and expenditures.

The General Plan recognizes, promotes, facilitates, and supports activities that provide a positive sustaining economic base for the County, maximize the economic potential of the County's natural resources, reduce out-of-County retail purchase and employment travel, and provide housing and job opportunities that are accessible to all levels of our society.

INTRODUCTION

Local planning, through the inclusion of an Economic Development Element in the General Plan or preparation of an Economic Strategic Plan, can be used to strengthen community development activities, enhance economic growth, and reinforce the planning process as a positive part of economic development. An improved local business climate which recognizes sub-regional constraints and opportunities, expansion of the local tax base, and enhanced employment

opportunities are benefits of a planning effort that has an emphasis on economic development. An Economic Development Element can be directed at a wide range of economic issues. Reinforcement of the planning process through the adoption of an Economic Development Element or strategic plan can be an effective method of managing growth in order to achieve a broad range of community goals and objectives. Should the Economic Development Providers Network cease to exist, another cooperative private/public sector group may be formed as sanctioned by the Board of Supervisors to fill the role that this element contemplates for the Network.

STATE AUTHORIZATION

An economic development element is not a required element under State law. However, California Planning law states that "the general plan may include any element(s) or address any . . . subject(s) which . . . relate to the physical development of the county (Government Code Section 65303)." The general plan guidelines, prepared by the Office of Planning and Research, state that "upon adoption, an optional element becomes an integral part of the general plan. It has the same force and effect as the mandatory elements and must be consistent with the other elements of the plan."

RELATIONSHIP TO OTHER ELEMENTS

The Economic Development Element is directly related to all other elements contained within the General Plan.

POLICY SECTION

GOAL 10.1: COOPERATION

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County's positive opportunities and strength.

OBJECTIVE 10.1.1: COOPERATIVE APPROACH

Utilize the Economic Development Providers Network or other Board of Supervisors recognized economic development organizations to advise and recommend to the Board of Supervisors policies and a course of action that will facilitate the County's economic vitality.

Policy 10.1.1.1

Annually review the success of the Economic Development Element, establish the program for the coming year, and take action to ensure continued productive activities.

Program 10.1.1.1.1:

Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual report on the status of accomplishment toward the objectives for the past year and the plan for the upcoming year.

Program 10.1.1.1.2:

The County shall be a representative and actively participate in the Economic Development Providers Network.

Policy 10.1.1.2

Implement a business education and information program to promote communication and problem solving between business and government.

Program 10.1.1.2.1:

Sponsor via the Economic Development Providers Network seminars and workshops for El Dorado County's businesses, targeted industry organizations and government decision makers.

Program 10.1.1.2.2:

Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues.

Program 10.1.1.2.3:

Convene periodic broadly based community forums to discuss El Dorado's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations.

Program 10.1.1.2.4:

Continually provide feedback from problem solving activities to the County for immediate action and/or inclusion in the next Annual Economic Plan.

Policy 10.1.1.3

Encourage local governments and private business to develop a coordinated and regional approach to a sustainable economy for El Dorado County.

Program 10.1.1.3.1:

Support County business and local government efforts to develop regional, State, National, and international markets for our County's products, services, and attractors.

Policy 10.1.1.4

An officer at the County level shall be assigned the responsibility of coordinating and implementing the Economic Development Programs for El Dorado County. This individual shall act on behalf of both the County and private sector economic interests to oversee policy and provide liaison activities to facilitate the timely implementation of the program objectives. This County official shall become the main point of contact for the business community and shall coordinate all activities to support the Economic Development Plan for County agencies and departments.

OBJECTIVE 10.1.2: IMPROVE REGULATORY PROCESS

Reform and improve regulatory processes relating to business in order to foster the spirit of cooperation, understanding, and consensus between government and business.

Policy 10.1.2.1

Create methods to assist government regulators in understanding and making positive responses to the needs and priorities of business owners.

Program 10.1.2.1.1:

The Economic Development Providers Network shall provide periodic training workshops for business and public agency participants to develop understanding of business owners' needs (e.g., the particular problems of small business in the regulatory process, improved customer service in the permit process, and particular economic issues).

Program 10.1.2.1.2:

Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance to business.

Program 10.1.2.1.3:

As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays that create a negative effect on stimulating County economic activity.

Policy 10.1.2.2

Improve, streamline, and monitor permit processing procedures.

Program 10.1.2.2.1:

Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures.

Program 10.1.2.2.2:

Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business.

Program 10.1.2.2.3:

Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed.

Program 10.1.2.2.4:

Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements.

Program 10.1.2.2.5:

The final Environmental Impact Report (EIR) for the 2015 General Plan may be used as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR.

Program 10.1.2.2.6:

The Zoning Ordinance shall expand the classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan land use maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands.

Policy 10.1.2.3

All County regulations and procedures shall be written in a concise and easy to understand manner.

Policy 10.1.2.4

When adopting new regulations or procedures, both regulatory and business needs shall be reflected.

Program 10.1.2.4.1:

Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations.

Program 10.1.2.4.2:

The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County.

Program 10.1.2.4.3:

All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

Policy 10.1.2.5

County agencies and/or departments, when developing ordinances, rules, regulations, and procedures to implement the General Plan, will analyze and present to the appropriate reviewing and/or regulating bodies the economical effects and taking implications of the proposed ordinances, rules, regulations, procedures on private property and private property rights. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

OBJECTIVE 10.1.3: FISCAL AND ECONOMIC INFORMATION

Provide County decision-makers with appropriate tools and a framework to determine the fiscal and economic impacts of industries and new projects.

Policy 10.1.3.1

The Economic Development Providers Network shall establish an economic information base about the County of El Dorado and the incorporated cities therein.

Program 10.1.3.1.1:

Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies.

Program 10.1.3.1.2:

Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas.

Program 10.1.3.1.3:

Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations.

Program 10.1.3.1.4:

Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion efforts.

OBJECTIVE 10.1.4: COMMUNICATION

Establish a forum for discussion and make recommendations on pending environmental issues that affect business and the County's economic vitality.

Policy 10.1.4.1

The Economic Development Providers Network shall promote communication to identify and resolve issues of concern to environmental and economic interests and identify opportunities to integrate the goals of economic health and environmental enhancement.

Program 10.1.4.1.1:

Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy.

Program 10.1.4.1.2:

Identify issues to be considered including, but not limited to, the following:

- location of environmentally compatible areas to develop or expand a full range of housing opportunities including affordable housing opportunities for the local labor force;
- location of environmentally compatible areas for industry to develop or expand;
- provision of transportation facilities;
- methods of streamlining regulatory processes;

- ways in which economic activity can strengthen environmental quality and rural character;
- promotion and protection of environmental quality as an economic asset;
- promotion of increased tourism; and
- support for environmentally sound business in the County.

OBJECTIVE 10.1.5: BUSINESS RETENTION AND EXPANSION

Assist in the retention and expansion of existing businesses through focused outreach and public and private incentive programs and target new industries which diversify and strengthen our export base.

Policy 10.1.5.1

Assist industries to remain, expand, or to locate in El Dorado County.

Program 10.1.5.1.1:

Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection.

Program 10.1.5.1.2:

Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. Incubator space within commercial/industrial parks is an important component of these action plans.

Program 10.1.5.1.3:

The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County.

Program 10.1.5.1.4:

Annually dedicate and budget County staff to implement programs under Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network.

Program 10.1.5.1.5:

The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands.

Program 10.1.5.1.6:

El Dorado County, in cooperation with the Economic Providers Network, shall develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. The economic development program should consider the employment needs of the resident labor force as well as more traditional measures of progress/stability as the jobs/housing balance.

Policy 10.1.5.2

Provide services which enable existing companies with emphasis on identified growth industries, to retain and expand their businesses in El Dorado County.

Program 10.1.5.2.1:

The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government's ability to address those needs.

Program 10.1.5.2.2:

The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets to experience and sustain economic growth.

Policy 10.1.5.3

Conduct outreach to targeted industries for potential location in El Dorado County.

Program 10.1.5.3.1:

Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data which characterizes the type and source of utilities available at each vacancy.

Policy 10.1.5.4

Recognize and promote agricultural based industries in El Dorado County and provide for the expansion of value added industries in an economically viable manner consistent with available resources.

Program 10.1.5.4.1:

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions.

Program 10.1.5.4.2:

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.

Policy 10.1.5.5

Recognize and promote the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County.

Program 10.1.5.5.1:

Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development.

Policy 10.1.5.6

Encourage the locating of new employment base industries that provide for additional employment opportunities for existing residents currently employed by industries with declining job potential to provide for a better employment future and business climate for the County. Prior to approval of a General Plan amendment to Tourist Recreational or a zone change to implement this land use designation, when a site is adjacent to a residential, agricultural, or Natural Resource designation, a finding shall be made which concludes that the development project will have no significant growth inducement effect on adjacent lands.

OBJECTIVE 10.1.6: CAPTURE OF RETAIL AND TOURISM DOLLARS

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

Policy 10.1.6.1

The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities.

Program 10.1.6.1.1:

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.

Policy 10.1.6.2

The use of public transportation shall be encouraged to serve and support the County's tourist destinations.

Policy 10.1.6.3

Support land use designations adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.

Policy 10.1.6.4

The majority of transient occupancy tax (TOT) generated revenue shall be directed toward the promotion of tourism, entertainment, business, and leisure travel in El Dorado County.

Policy 10.1.6.5

The County shall designate areas Tourist Recreation to promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor, other State highways, the American River Canyons, and other appropriate areas suitable for such uses. A new zone district shall be established to differentiate between the low-intensity recreational uses and higher intensity recreational uses such as RV parks. The placement of this designation shall not be used as a precedent for additional high intensity land use designations in nearby areas.

OBJECTIVE 10.1.7: SMALL BUSINESS AND WORK PLACE ALTERNATIVES

Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.

Policy 10.1.7.1

Evaluate the County's business license procedure to streamline or minimize the process for small businesses.

Program 10.1.7.1.1:

Establish a uniform small business licensing application, forms, and instructions for all cities and the County.

Program 10.1.7.1.2:

Review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees.

Policy 10.1.7.2

Assist small business in the County.

Program 10.1.7.2.1:

Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.

Policy 10.1.7.3

Encourage employers, including public agencies, to offer work place alternatives such as telecommuting and promote formation of neighborhood based telecommuting centers in which multiple businesses use joint services.

Program 10.1.7.3.1:

Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50.

Policy 10.1.7.4

Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties.

Program 10.1.7.4.1:

Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions.

Program 10.1.7.4.2:

Land use regulations shall disallow Conditions, Covenants, and Restrictions that preclude home occupations or work-at-home activities.

OBJECTIVE 10.1.8: JOB TRAINING

Support the use of El Dorado County's educational institutions to provide employment training and vocational education programs for potential employees of El Dorado County's businesses.

Policy 10.1.8.1

Provide a forum for discussion of how best to match educational programs of El Dorado County's high schools and colleges with the needs of employers in the target industries groups.

Policy 10.1.8.2

Encourage the development and growth of small business in El Dorado County through entrepreneurial training programs in the curriculums of the educational institutions.

Policy 10.1.8.3

Support efforts by the County Office of Education or private sector initiatives to expand and/or establish dedicated vocational training at all County high schools and community colleges.

OBJECTIVE 10.1.9: JOBS-HOUSING RELATIONSHIP

The County shall monitor the jobs-housing balance and emphasize employment creation.

Policy 10.1.9.1

The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage housing types that are compatible with wage structures associated with existing and forecasted employment.

Policy 10.1.9.2

Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a mix of housing types and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.

Policy 10.1.9.3

The County shall actively promote job generating land uses while de-emphasizing residential development unless it is tied to a strategy that is necessary to attract job generating land uses.

GOAL 10.2: PUBLIC SERVICES AND INFRASTRUCTURE

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

OBJECTIVE 10.2.1: PUBLIC AND CIVIC FACILITIES INVESTMENT

Give a high priority to funding quality civic, public and community facilities, and basic infrastructure that serve a broad range of needs.

Policy 10.2.1.1

The County shall prepare and coordinate with other service providers long-term capital improvement plans to more efficiently provide infrastructure and services in a manner consistent with the needs of targeted industries and existing residents. This process shall identify cost estimates for each project in current dollars and identify the funding source.

Policy 10.2.1.2

The County shall aggressively pursue private, regional, State, and Federal funding sources to reduce local burdens.

Policy 10.2.1.3

Require that all costs of upgrading and/or constructing civic, public and community facilities, and basic infrastructure exclusively needed to serve new development be the responsibility of new development and not existing residents.

Policy 10.2.1.4

Require new discretionary development to pay its fair share of the costs of all civic and public and community facilities it utilizes based upon the demand for these facilities which can be attributed to new development.

Policy 10.2.1.5

A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents shall be submitted with the following development applications:

- A. Specific plans; and
- B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:
 - 1. Residential: 50 units.
 - 2. Commercial: 20 acres or 100,000 square feet.
 - 3. Industrial: 20 acres or 250,000 square feet.

Policy 10.2.1.6

Provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.

Policy 10.2.1.7

Emphasize public investment strategies that enhance the value of commercial uses to maximize absorption rates. If these strategies are successful, the infrastructure finance program will have a greater chance of success related to the increased real estate values created.

Policy 10.2.1.8

Direct new development to land where infrastructure and service levels are adequate so as to minimize development costs.

OBJECTIVE 10.2.2: EQUITABLE FINANCING METHODS FOR PUBLIC IMPROVEMENTS

Utilize equitable financing methods that assure that service standards adopted in the General Plan are achieved.

Policy 10.2.2.1

When adopting, amending, and imposing impact fees and developer exactions, consider the effects of such fees and exactions upon project economics.

Program 10.2.2.1.1:

Review other County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs.

Policy 10.2.2.2

Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development.

Program 10.2.2.2.1:

When a project directly or indirectly impacts existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Cost to be borne by the project proponent shall be determined on the basis of the above described nexus and other pre-existing legally binding agreements such as development agreements.

Policy 10.2.2.3

Fees and assessments collected shall be applied to the geographic zone from which they are originated.

Policy 10.2.2.4

Fees and assessments, with Board of Supervisor approval, can be deferred and/or paid through property tax increments if it can be demonstrated that a current or projected rate is serving as a location avoidance factor for targeted industries.

OBJECTIVE 10.2.3: COORDINATION OF PUBLIC IMPROVEMENTS

Cooperate with other jurisdictions to promote the most cost-effective methods of providing civic, public and community facilities, and basic infrastructure necessary for supporting the economic, social, and environmental well being of the County and its residents.

Policy 10.2.3 1

Coordinate major infrastructure construction within the County, particularly the transportation system network and extension of sewer and water service, to assure consistency of these improvements with the General Plan. Where it has legal authority to do so, the County, through its membership on LAFCO or otherwise, should deny proposals by special districts found to be inconsistent with the County's General Plan.

Program 10.2.3.1.1:

Government Code Section 65401 authorizes the County to obtain lists of all capital projects planned by public agencies within the County. Proposed capital improvements found inconsistent with the County's General Plan can be protested

to the sponsoring agency. As part of its annual review of the Capital Improvement Program, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency of each project with the County's General Plan.

Program 10.2.3.1.2:

As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County.

Policy 10.2.3.2

Cooperate with cities when processing applications for subdivisions or other large projects located within a city's Sphere of Influence. When there are no conflicts, all city policies and standards, as well as County policies and standards, projects should be required to meet all such policies and standards.

OBJECTIVE 10.2.4: FUNDING AVAILABILITY

Ensure that adequate funding is available for all ongoing County-wide services.

Policy 10.2.4.1

Seek methods for existing development within unincorporated areas and cities to assume a fair share of the costs for County-wide mandated services including social and welfare services, health services, and criminal justice in addition to the normal health and safety services such as fire, sheriff, ambulance, road maintenance, etc.

Policy 10.2.4.2

Recover costs for services provided to the public through the use of fees and charges, where possible, and over time increase the County's cost recovery as a percent of the total budget while maintaining strong management controls to provide effective services at the lowest reasonable cost.

Policy 10.2.4.3

Emphasize economic development as a part of efforts to increase fiscal performance with special emphasis upon improving retail sales capture in the County.

Policy 10.2.4.4

Use benefit assessment districts or other methods to provide funding for the maintenance of local roads and drainage projects.

Policy 10.2.4.5

The County shall make all legally permissible efforts to avoid implementation of State or Federal mandated services that are not accompanied by sufficient non-County generated funding.

OBJECTIVE 10.2.5: NEW DEVELOPMENT FISCAL EFFECTS

Ensure that new development results in a positive fiscal balance for the County.

Policy 10.2.5.1

Avoid using County General Fund revenues for funding the incremental costs of new municipal services in developing areas.

Policy 10.2.5.2

Amend the discretionary development review process to require the identification of economic factors derived from a project such as sales tax, property tax, potential job creation (types and numbers), wage structures, and multiplier effects in the local economy.

OBJECTIVE 10.2.6: FISCAL EFFECTS OF GOVERNMENT REORGANIZATION

Through the County's membership on LAFCO or otherwise, ensure that government reorganizations such as annexations, incorporation, and district formations do not have a negative fiscal effect on the County's operating budget and that such reorganizations are revenue neutral from the County's standpoint.

Policy 10.2.6.1

Establish and implement an equitable and standardized approach to property tax sharing with cities during the annexation process which results in a neutral fiscal impact on the County.

Policy 10.2.6.2

Cooperate with cities during the establishment of redevelopment projects to assure that fiscal impacts upon the County are neutral and do not result in a negative fiscal impact upon the County.

OBJECTIVE 10.2.7: COORDINATE LAND USES WITH OTHER JURISDICTIONS

Resolve conflicts with other jurisdictions regarding the location of revenue-generating land uses.

Policy 10.2.7.1

Large commercial or industrial projects located in the County but affecting a nearby city should be planned in cooperation with that city so that potential negative impacts can be effectively mitigated.

Policy 10.2.7.2

Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.

Policy 10.2.7.3

Missouri Flat Road Corridor Area: The County shall commit to the comprehensive development of the needed road circulation plan for this area immediately following adoption of the General Plan. This plan shall also include the identification and development of a specific funding mechanism that overcomes existing deficiencies and accommodates future traffic demands to the year 2015.

Policy 10.2.7.4

Coordinate with the incorporated cities the development of sites adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.

Policy 10.2.7.5

Develop a common public facilities impact funding program within the cities and the County.

Chapter 11

TAHOE BASIN ELEMENT

NOTE: These Goals, Objectives and Policies are specific to the Tahoe Basin and reflect the unique circumstances that exist with respect to the Tahoe Regional Planning Agency (TRPA); however, all other County-wide policies and ordinances apply to the review of all projects.

GOAL 11.1: TAHOE BASIN

Maintain an equilibrium between the Tahoe Basin's natural endowment and the man-made environment and to preserve the scenic beauty and recreational opportunities of the region. (Public Law 91-148, 91st Congress, December 18, 1969.)

OBJECTIVE 11.1.1: AMOUNT AND LOCATION OF NEW DEVELOPMENT

Direct the allocation and location of new development so that the environmental threshold carrying capacities are not exceeded but maintained in conformance with the goals and objectives of the Regional Plan.

Policy 11.1.1.1

Achieve and maintain conformance between County General Plan policies and ordinances and the goals and policies of the TRPA.

Policy 11.1.1.2

Revise the County Zoning Ordinance to provide consistency with the TRPA Code of Ordinances and Plan Area Statements and maintain protection of the public health, safety, and welfare.

Policy 11.1.1.3

Limit development near Lake Tahoe Airport consistent with the Lake Tahoe Airport Master Plan and Comprehensive Land Use Plan.

Policy 11.1.1.4

Upon transfer or delegation of any TRPA powers or authority to El Dorado County, the County shall acknowledge the Basin's sensitive environmental issues and promote consistency and continuity with TRPA's goals and objectives. The County shall continue to enforce specific policies previously adopted or carried out by TRPA unless the County determines that such policies, in pursuing environmental objectives, entail what the County regards as unacceptable economic or social tradeoffs.

OBJECTIVE 11.1.2: MEYERS COMMUNITY AND TAHOMA COMMUNITY PLAN AREAS

The County shall work with TRPA and other appropriate jurisdictions to complete the Tahoma Community Plans and to implement the Meyers Community Plan.

Policy 11.1.2.1

Concentrate appropriately scaled commercial development in the Meyers Community Plan Area.

Policy 11.1.2.2

The County shall pursue the transfer of additional commercial floor area into the Meyers Community Plan Area.

Policy 11.1.2.3

In cooperation with Placer County and TRPA, the County shall develop a procedure to complete the Tahoma Community Plan when funding and staff resources are available.

OBJECTIVE 11.1.3: PROVISION OF PUBLIC SERVICES AND FACILITIES

The existence of adequate and reliable public services and facilities such as water supply, waste water treatment and disposal, solid waste disposal capacity, storm drainage, roads, and schools shall be required in approving new development within the Lake Tahoe Basin.

Policy 11.1.3.1

Necessary public services shall be provided concurrent with development as required in the Circulation and Public Services and Utilities Elements.

Policy 11.1.3.2

Prior to the acceptance and distribution of the annual building allocations from TRPA, the County shall require proof of service for water and sewer from the South Tahoe Public Utility District (STPUD), the Tahoe City Public Utilities District, and the small water companies on the West Shore and the South Shore.

Policy 11.1.3.3

The County shall encourage STPUD, the Regional Water Quality Control Board, and TRPA to explore the potential for the use of treated waste water to irrigate golf courses, playing fields, and other large turf areas.

OBJECTIVE 11.1.4: SOLID WASTE REDUCTION

Reduce the amount of solid waste exported from the region.

Policy 11.1.4.1

The County shall continue to implement and improve reduction of solid waste through removal of recyclable materials recovered at the Materials Recovery Facility (MRF).

Policy 11.1.4.2

The County shall collaborate with the State of California, City of South Lake Tahoe, Douglas County (Nevada), and South Tahoe Refuse to develop consolidation, material recovery, and transfer methods to achieve a reduction in the volume of wastes being transported to out of Basin landfills.

OBJECTIVE 11.1.5: BASIN DRAINAGE AND FLOOD MANAGEMENT PROGRAM

Improvement, upgrading, and maintenance of existing storm drainage facilities in the Tahoe Basin to provide a Basin-wide drainage and flood management program to prevent flooding and protect soils from erosion.

Policy 11.1.5.1

The County's Master Plan of Drainage shall analyze conditions in the Tahoe Basin and make recommendations for improvements to the County and TRPA Capital Improvements Program.

OBJECTIVE 11.1.6: PUBLIC HEALTH AND SAFETY

To maximize the safety of life and property in the Tahoe Basin.

Policy 11.1.6.1

Adopt, revise, and enforce development regulations including building and siting standards consistent with the TRPA Code of Ordinances to protect against seismic, avalanche, snow loading, and geologic hazards.

Policy 11.1.6.2

In cooperation with the State Division of Mines and Geology and TRPA, El Dorado County shall annually evaluate the Lake Tahoe area for earthquake related hazards such as liquefaction, landslides, and avalanches. Annually, the County shall review the latest information from the State Division of Mines and Geology, the U.S. Forest Service, and the TRPA regarding the location of seismic, avalanche, and liquefaction hazards.

Policy 11.1.6.3

Prohibit construction, grading, and filling of lands within the 100-year flood plain and in the area of wave action unless consistent with the TRPA Regional Plan and as allowed by the County Flood Plain Ordinance.

OBJECTIVE 11.1.7: WILDFIRE HAZARDS

Provide information to residents and visitors of the wildfire hazards associated rules related to occupancy in the Basin.

Policy 11.1.7.1

The County shall cooperate with Lake Valley, Fallen Leaf, and Meeks Bay Fire Protection Districts to implement Fire Safe Regulations at the building permit stage to manage forest fuels to be consistent with State laws and the TRPA Regional Plan.

OBJECTIVE 11.1.8: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Protect existing noise sensitive developments from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise sensitive uses from locating near uses producing high levels of noise.

Policy 11.1.8.1

Implement Noise Element policies in the Tahoe Basin during project review.

OBJECTIVE 11.1.9: AIRPORT NOISE RESTRICTION AREAS

The County shall recognize Airport Noise Restriction Areas for the City of South Lake Tahoe Airport and conform to appropriate Airport Land Use Commission (ALUC) policies.

Policy 11.1.9.1

The County shall require all development within the planning boundary of the City of South Lake Tahoe Airport to conform to the standards and requirements of the adopted Comprehensive Land Use Plan.

Policy 11.1.9.2

On existing single family parcels within the 55 CNEL contours of the City of South Lake Tahoe Airport Comprehensive Land Use Plan, new residential structures shall be designed to limit intruding noise such that interior noise levels shall not exceed 45 CNEL in any habitable room.

Policy 11.1.9.3

Within the established 60 CNEL noise contour restricting residential development, as identified in the City of South Lake Tahoe Airport Comprehensive Land Use Plan, the County shall submit for ALUC review any proposed land use changes to the General Plan or specific plan adoptions or amendments, prezonings, rezonings, use permits, variances, and to the extent possible all new construction within the established noise zone except for detached single family dwellings on existing parcels zoned for single family uses.

Policy 11.1.9.4

For any residential development occurring between the 55 CNEL noise contour and the 60 CNEL noise contour, as identified in the City of South Lake Tahoe Airport Comprehensive Land Use Plan, the County shall evaluate the feasibility of imposing mitigation measures such as noise insulation standards (mandatory within the 60 CNEL contour), a buyer notification requirement to inform potential buyers of the exterior noise levels projected by the CNEL method at their property, and the attachment of a noise easement to the title of all property sold in the areas affected by aircraft noise.

Policy 11.1.9.5

Airport noise contours shall be converted to airport combining zone districts on affected zoning maps.

OBJECTIVE 11.1.10: SAFETY HAZARDS EXPOSURE

Minimize the public's exposure to airport-related safety hazards.

Policy 11.1.10.1

Ensure that new development around airports is compatible with airport-related uses.

Policy 11.1.10.2

All development within the planning boundaries of the City of South Lake Tahoe Airport shall comply with ALUC height, noise, and safety policies and maps as set forth in the airport's Comprehensive Land Use Plan.

Policy 11.1.10.3

Airport hazard combining zone districts shall be created and applied to zoning maps.

OBJECTIVE 11.1.11: CONSERVATION AND OPEN SPACE

Provide for the preservation, utilization, and management of the natural resources within the Tahoe Basin.

Policy 11.1.11.1

Coordinate and assist the TRPA in the achievement and maintenance of natural resource environmental thresholds as defined in the TRPA Regional Plan and Threshold of Carrying Capacities.

Policy 11.1.11.2

The County shall inform unbuildable parcel owners of State and Federal buyout opportunities to purchase lands between existing developed properties as a way to preserve open space and encourage the retention of natural landscaping.

OBJECTIVE 11.1.12: PARKS AND RECREATION

Development of recreational facilities for the differing needs of residents through utilization of available outdoor recreation capacity.

Policy 11.1.12.1

The County shall encourage the development of tourism related facilities and amenities which are consistent with the TRPA Regional Plan.

Policy 11.1.12.2

The County shall develop recreational opportunities for County residents including the continued development of Golden Bear Park.

Policy 11.1.12.3

Effectively utilize the "People-At-One-Time" (PAOT) allocations from TRPA to improve and enhance recreational opportunities within the County.

Policy 11.1.12.4

Plan, develop, and maintain a network of County-wide regional trails that connect incorporated and unincorporated areas through cooperative efforts with the City of South Lake Tahoe, the Tahoe Conservancy, and other agencies.

Policy 11.1.12.5

Continue to actively participate in the development of the permanent Visitors Center in Meyers with the U.S. Forest Service and other agencies.

Policy 11.1.12.6

The County shall improve public recreation opportunities through the use permit process at the Heavenly Valley Ski Area, the Anchorage Marina, and the Stanford Camp facilities, and others, in cooperation with business permittees, State and Federal agencies, and TRPA.

OBJECTIVE 11.1.13: VISUAL RESOURCES AND COMMUNITY DESIGN

Preserve and enhance the scenic qualities of the Tahoe Basin and provide public access to public views.

Policy 11.1.13.1

Where applicable during project review, the County shall implement the Scenic Quality Improvement Program (SQIP) to improve the scenic quality ratings established by the TRPA environmental thresholds.

Policy 11.1.13.2

Recognize that water and visual resources are paramount in the Tahoe Basin per the TRPA Goals and Policies.

Policy 11.1.13.3

The County shall develop strategies for improving the scenic qualities along the U.S. Highway 50 and State Route 89 scenic corridors consistent with TRPA scenic thresholds.

Policy 11.1.13.4

Encourage the development of scenic vista points and rest areas where feasible and appropriate.

Policy 11.1.13.5

The County shall develop and adopt a sign ordinance applicable within the Tahoe Basin equal to or more stringent than Chapter 26 of the TRPA Code of Ordinances.

GOAL 11.2: TRANSPORTATION PLAN

Implement a transportation plan consistent with the direction of the TRPA Regional Transportation Plan and the environmental threshold carrying capacities.

OBJECTIVE 11.2.1: ALTERNATIVE TRANSPORTATION MODES

Develop and enhance alternative transportation modes such as buses, rail, bicycle, pedestrian, and equestrian facilities per the TRPA Regional Transportation Plan.

Policy 11.2.1.1

The County shall continue funding the "Bus Plus" program in cooperation with the South Tahoe Area Ground Express.

Policy 11.2.1.2

The County shall collaborate with the TRPA and other agencies to plan the development of light rail and other modes of transportation (e.g., shuttle bus system) in the Tahoe area.

Policy 11.2.1.3

The County shall participate in planning to develop a multi-modal transit system in the Tahoe Basin utilizing Proposition 116 monies to fund collector bus services and/or light rail transit between Meyers, South Lake Tahoe, Stateline employment areas, and the proposed multi-modal transit stations.

Policy 11.2.1.4

The County shall cooperate with providers of transit, commercial bus, and taxi services in the planning and implementation of new and improved service.

Policy 11.2.1.5

Encourage ski resort buses to stop in Meyers area.

OBJECTIVE 11.2.2: REGIONAL BIKEWAYS

Locate regional bikeways where environmentally, physically, and economically feasible.

Policy 11.2.2.1

The County shall continue working with Caltrans to develop bicycle trails along designated scenic highways within State right-of-ways.

Policy 11.2.2.2

The County shall construct the north side of the Pat Lowe Memorial Bike Trail in fiscal year 1994 contingent upon Federal Transportation Enhancement Activities Funding.

Policy 11.2.2.3

The County shall continue to develop a bikeway system connecting South Lake Tahoe and Meyers along Pioneer Trail, Upper Truckee Road/Lake Tahoe Boulevard, Sawmill Road, and along the Upper Truckee River.

GOAL 11.3: HOUSING IN THE LAKE TAHOE AREA

Application of all County-wide and Tahoe Basin specific goals, objectives, and policies to the unincorporated lands of the County within the Tahoe Basin to support a fair share of affordable housing in the Basin.

OBJECTIVE 11.3.1: COUNTY-WIDE HOUSING AGENCY

Creation of a public and private sector partnership through establishment of a housing agency charged with the duties to coordinate all housing programs within the County including the incorporated cities and the Tahoe Basin to ensure compliance with the housing element.

Policy 11.3.1.1

The County shall form a County-wide housing agency that includes the City of South Lake Tahoe Housing Authority to cooperatively deal with Basin specific housing issues.

Policy 11.3.1.2

Within one year of Housing Agency formation, the County shall, working with the City of South Lake Tahoe Housing Authority, prepare a housing condition/cost/availability survey that includes the City and County jurisdiction lands within the Tahoe Basin.

OBJECTIVE 11.3.2: IDENTIFICATION OF SITES

Identification and designation of sites for multiple family housing which are suitable for such use in the context of the TRPA Regional Plan.

Policy 11.3.2.1

The County shall identify locations of land capability suited for multifamily and low cost housing development that can be reasonably served by public transit by the end of 1997.

GOAL 11.4: REMOVE MULTIFAMILY HOUSING CONSTRAINTS IN THE TAHOE BASIN

Removal or modification of regulatory constraints to facilitate development of multifamily housing in the Tahoe Basin.

OBJECTIVE 11.4.1: SECOND RESIDENTIAL UNITS

Assessment of opportunities and constraints to allow second units both as rental opportunities and to encourage in-home family care.

Policy 11.4.1.1

By the end of 1997, the County shall investigate and determine the number of existing second residential units, their status with respect to building and zoning codes, and the impacts of these units on existing public and private infrastructure, the public health, safety and welfare, and the availability of affordable housing.

Policy 11.4.1.2

Based on the above policy and within the constraints of the TRPA Regional Plan limiting such development to one acre or larger parcels, the County shall revise the ordinance that currently prohibits second residential units within the Tahoe Basin if a finding can be made that affordable housing goals will be attained by such a revision.

OBJECTIVE 11.4.2: TRANSIT ACCESS TO MULTIFAMILY HOUSING

Locate multifamily housing near existing and future transit service opportunities.

Policy 11.4.2.1

Encourage South Tahoe Ground Express (STAGE) to serve the Meyers area per the Meyers Community Plan and the TRPA Regional Transportation Plan.

Policy 11.4.2.2

The County shall continue current funding of the "Bus Plus" program until regular service is supplied to Meyers and surrounding residential areas.

OBJECTIVE 11.4.3: MODIFY GOVERNMENTAL PROCEDURES

Modification of appropriate TRPA Plan Area Statements and existing allocation procedure to facilitate implementation of multifamily housing projects.

Policy 11.4.3.1

Prior to the end of calendar year 1996, the County shall initiate an application to amend TRPA Plan Area Statement #137 to allow multifamily residential as an allowed use, with adoption of the amendment targeted for 1997, to be implemented in 1998.

Policy 11.4.3.2

The County shall identify lands capable of use as multifamily sites in other Plan Area Statements and seek amendment of such Plan Area Statements to allow multifamily uses.

Policy 11.4.3.3

The allocation procedure shall be modified to dedicate at least 10 percent of 1997 allocations for multifamily housing development.

Policy 11.4.3.4

The 1997 allocation procedure shall be modified to specifically allow sale and/or transfer of allocations restricted to multifamily construction.

Policy 11.4.3.5

The 1997 allocation procedure shall be modified to allow assignment of more than one allocation per person per year for a specific property restricted to multifamily housing.

OBJECTIVE 11.4.4: LOW INCOME HOUSING PROJECT

Facilitate the construction of a low income housing project within County jurisdiction lands.

Policy 11.4.4.1

The County shall identify acceptable locations for low income housing projects based on land capability and proximity to transit facilities.

Policy 11.4.4.2

The County shall assist land owners to amend Plan Area Statements and/or mount land capability challenges before the TRPA to facilitate low income housing projects.

OBJECTIVE 11.4.5: IDENTIFICATION OF SITES

Identification and designation of sites for multiple family housing which are suitable for such use in the context of the TRPA Regional Plan.

Policy 11.4.5.1

The County shall identify locations of high land capability suited for multifamily and low cost housing development that can be reasonably served by public transit by the end of 1997.

EL DORADO COUNTY GENERAL PLAN GLOSSARY

Access A way or means of approach to provide physical entrance and exit to a property (see ingress and egress).

Acres, Gross Acreage calculation that includes the entire site or project area and used to calculate gross density.

Acres, Net Acreage calculation that includes a portion of a site or project area that can be built upon and excludes that portion of the site or project area that cannot be utilized for building such as roads rights-of-way and bodies of water (e.g., lakes, ponds, and rivers) and used to calculate net density.

Adjacent Physically touching or bordering upon; sharing a common property line.

Adverse Impact A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low and low income households for a specified period of time.

Affordable Housing Housing capable of being purchased or rented by a household with very low, low or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Affordable Housing Development A housing development "affordable to low and moderate income households" means that at least 20 percent of the units in the development will be sold or rented to lower income households, and the remaining units to either lower or moderate income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30 percent of 60 percent of the area median income as established by the State of California Department of Housing and Community Development. Housing units for moderate income households must sell or rent for a monthly cost of not greater than 30 percent of the area median income.

Agency The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural District An overlay land use designation applied to large size parcels, generally at least 20 acres in size, located in an area where the land is predominantly characterized by having "choice" agricultural soils. The overlay designation identifies land on which agricultural should be the primary use.

Agricultural Employee For purposes of qualifying for Employee Housing within an area zoned for agricultural uses, an agricultural employee is someone who meets both of the following criteria: (i) he or she is engaged as a laborer in agriculture, defined as farming in all its branches, and, among other things, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market; and (ii) he or she is excluded from the coverage of the National Labor Relations Act, as amended, as an agricultural employee, pursuant to Section 2(3) of the Labor Management Relations Act, 29 U.S.C. Sec. 158(e), and Section 3(f) of the Fair Labor Standards Act (Section 203[f]), Title 29, United States Code). Someone employed in forestry, lumbering, or silviculture is not an agricultural employee unless the forestry or lumbering

operations in which such a person is employed are performed by a farmer or on a farm as an incident to or in conjunction with a farming operation.

Agricultural Lands Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below, except Grazing Land, do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Prime Farmland Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years.

Farmland of Statewide Importance Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.

Unique Farmland Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

Farmland of Local Importance Land other than Prime Farmland, Farmland of Statewide Importance or Unique farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity.

Grazing Lands

Lands which have historically been used for commercial grazing of livestock which are currently capable of sustaining commercial grazing of livestock and generally comprise parcels of 40 to 160 acres in size or larger and which the Board of Supervisors has concluded should continue to be used for grazing.

Agricultural Preserve Land designated for agriculture or conservation. (See also "Williamson Act")

Agricultural Soils The lands within El Dorado County which contain soils designated as prime, of Statewide importance, unique, or of local importance, hereinafter referred to as "choice" agricultural soils or lands.

Agricultural Support Services The processing and packing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services, and other similar related services.

Agriculture The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry; and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agriculture activities.

Air Pollution Concentration of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Annexation Incorporation of a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment (1) One or more rooms of a building used as a place to live, in a building containing at least one other Unit used for the same purpose; (2) A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approving Authority The agency, board, group, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications.

Aquatic Habitat An environment in which a biological community lives in or on the water and requires a source of water for its reproduction. Examples are lakes, streams and wetlands.

Aquifer An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply. (See also "Groundwater")

Archaeological Relating to the material remains of past human life, culture, or activities.

Area Median Income As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD). In non-metropolitan areas, the "area median income" is the higher of the County median family income or the Statewide non-metropolitan median family income.

Arterial Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the County-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Avalanche A large mass of snow, ice, earth, rock, or other material in swift motion down a mountainside or over a precipice.

Backwater Water turned back in its course by an obstruction or an opposing current.

Base Flood In any given year, a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Bed and Breakfast A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises.

Benefit Assessment District An area within a public agency's boundaries that receives a special benefit from the construction, operation, and maintenance of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them by contributing their fair share of the construction and/or installation costs. (See also "Bond")

Bicycle Lane (Class II facility) A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility) A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility) A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways A term that encompasses bicycle lanes, bike paths, and bicycle routes.

Biota Encompassing all of the species of plants and animals occurring within a certain area.

Biotic Community A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer Zone An area of land separating two distinct land uses that acts to reduce or mitigate the effects or nuisances of one land use on the other.

Building Coverage The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

Building Height The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for a gable, hip, or gambrel roof.

Buildout Development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. (See also "Carrying Capacity (3)")

Business Park A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. (See also "Industrial Park")

California Environmental Quality Act (CEQA) A State of California law requiring State and local agencies to regulate activities with consideration for environmental protection, including such things as impacts to public infrastructure, traffic and schools as well as to the natural environment. If a proposed activity has the potential for a significant adverse impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Fire Safe Regulations Beginning at §1270 of the Government Code, this law contains the basic wildland fire protection standards of the California Board of Forestry and pertain to the State Responsibility Area.

Caltrans California Department of Transportation.

Campground Land or premises which are used or intended to be used by one or more campers for temporary occupancies where individual sewer hookups are not available to individual campsites.

Capital Improvements Program A program, administered by a government entity, which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Car pool A single vehicle, share-the-expense method of transportation for two or more individuals who regularly travel together to a common destination.

Carrying Capacity Used in determining the potential and ability of an area to absorb development:

(1) The level of land use, human activity or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; (2) The upper limits of development beyond which the quality of human life, health, welfare, safety or community character within an area will be impaired; (3) The maximum level of development allowable under current zoning. (See "Buildout")

Character Physical features, attributes, or characteristics of a structure or area that distinguish it from its surroundings and contribute to its individuality.

Choice Soils (See "Agricultural Soils")

Choice Timber Production Soils The lands within El Dorado County which contain soils which can sustain commercial timber production as determined by the Agricultural Commission and the USDA-Soil Conservation Service as defined in the "California Forestry Handbook" and the "*Soil Survey of El Dorado Area, California*" hereinafter referred to as "choice" timber production soils. Site 3 or better for Ponderosa pine, as defined in the California Forestry Handbook, shall be used as a minimum standard to define these soils..

Circulation The movement of people and goods by such means as streets, highways, railways, waterways and airways.

Circulation Element One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thorough fares, transportation routes and terminals, as well as local public utilities and facilities, all correlated with the land use element of the General Plan.

Clustered Development A development design technique that concentrates buildings in specific areas on a site to allow that remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Co-housing A structure or structures containing two or more dwelling units and rooming units limited in occupancy, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of its residents.

Collector Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commercial A land use classification that permits facilities for the buying and selling of commodities and services.

Commercial Strip Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility Housing licensed by the State of California Health and Welfare Agency, Department of Social Services, typically for residents who are elderly, mentally disordered or otherwise handicapped, and dependent and neglected children. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care.

Community Facilities District Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL) A 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of 5 and 10 dBA applied to evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Concurrent The public facilities and services must be available, operational, and have sufficient capacity to meet the demands of new development at the time that such demand is created.

Condominium A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) is owned in common by the owners of the individual units.

Congestion Management Plan (CMP) A mechanism employing growth management techniques, including traffic level of service (LOS) requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

Conservation The management of resources to prevent waste, destruction, or neglect.

Conservation, Easement An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

Conservation Element One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the conservation, development and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

Consistency Agreement or harmony of parts or features to one another or a whole; ability to be asserted together without contradiction.

Contiguous Next to, abutting, or touching and having a boundary, or portion thereof, which is coterminous.

County Service Area (CSA) A geographic subarea of a County used for the planning and delivery of parks, recreation, and/or other human services based on an assessment of the service needs of the population in that area.

Covenants, Conditions and Restrictions (CC&Rs) A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criteria Standards upon which a judgement or decision may be based.

Cumulative Impact Refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Dedication The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, in lieu of Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as "in lieu fees" or "in lieu contributions".

Defensible Space The area within the perimeter of a parcel, development, neighborhood and community where basic wildland fire protection practices and measures are implemented, providing the key point of the defense against encroaching wildfires or escaping structural fires. The perimeter, as used in this definition is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names, and building identification and fuel modification measures.

Density The number of dwelling units per unit of land.

Density Bonus The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned or designated, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very-low-income households, or 50 percent of its units for senior citizens, is entitled to a density bonus.

Density Transfer A way of retaining open space by concentrating densities - usually in compact areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review; Design Control The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signage, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Detention Dam / Basin / Pond Dams may be classified according to the broad function they serve, such as storage, diversion or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a **Retention Pond**, allows for water to be held as long as possible as may or may not allow for the controlled release of water. In some cases the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose

is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

Developable Acres, Net The portion of a site that can be used for density calculations.

Developable Land Land that can be developed consistent with regulatory limitations, that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

Development The division of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land, excepting agriculture.

Development Fee See "Impact Fee".

Development Rights The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Discretionary Decision As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgement in deciding whether to approve and/or how to carry out a project. Includes such activities as the subdivision of property, the granting of general plan amendments or zone changes, the approval of specific plans, the approval of Williamson Act contracts, the granting of variances, special use permits, and others.

Discretionary Project A project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Drainage (1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drought-tolerant Landscaping A landscape consisting of native, naturalized, or climate compatible plantings which can survive periods of drought with little or no irrigation.

Dwelling Unit A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Dwelling, Single Family Attached A dwelling unit occupied, or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit; distinguished from a multifamily dwelling as the unit is separately saleable (e.g., townhouse).

Dwelling, Single Family Detached A dwelling unit occupied, or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential use.

Dwelling, Multifamily A dwelling containing more than two dwelling units for rent.

Dwelling, Multiplex A term encompassing two-family (duplex), triplex, and quadruplex dwelling-type structures.

Dwelling, Patio Home A detached single-family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Dwelling, Quadruplex Four attached dwellings, available for rent, in one structure in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

Dwelling, Townhouse A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one or more common fire resistant walls, and each unit is separately saleable.

Dwelling, Triplex A dwelling containing three dwelling units, each of which has direct access to the outside or to a common hall.

Dwelling, Two-family A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Easement A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person, or entity.

Egress The place or means of going out or exiting of property.

Emergency Services Fire, ambulance, and sheriff.

Employee Housing Housing intended to satisfy the standards set forth in the State Employee Housing Act (Health & Safety Code § 17000 *et seq.*) and the regulations adopted pursuant thereto by the California Department of Housing and Community Development (California Code Regulations., Title 25, § 600 *et seq.*), and meeting the definitions set forth in Health and Safety Code Section 17008, subdivisions (a) and (b). In areas zoned for agricultural uses, Employee Housing shall be limited to agricultural employees and must meet the definition set forth in Health and Safety Code Section 17008, subdivision (b).

Endangered Species A species of animal or plant is considered to be "endangered" when its prospects for survival and/or reproduction are in immediate jeopardy from one or more causes. (See also "Rare Species")

Enhance, v. To improve existing conditions by increasing the quantity or quality of uses or features identified as desirable.

Environment The physical conditions which exist within the area which may be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

Environmental Impact Report (EIR) A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in the CEQA Guidelines.

Erosion (1) The loosening and transportation of rock and soil debris by wind, rain or running water; (2) The gradual wearing away of the upper layers of earth.

Exaction A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) for the purposes of administering the Section 8 Existing Housing Program.

Family (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; (2) An individual or group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmland See Agricultural Lands.

Fault A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, legal, social, and technological factors.

Feasibility Study Analysis to determine the likelihood that a project will fulfill the implementer(s) objectives and requirements, particularly, but not exclusively, from the financial aspect.

FEMA Federal Emergency Management Agency

Finding(s) The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify actions taken by the entity.

Fire Hazard Zone(s) An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs. Based on a system developed by the California Department of Forestry and Fire Prevention, a three-tier rating system of Very High, High and Moderate outline the areas most susceptible to fire.

Fire-resistive Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall. Not the same as fireproof.

Fiscal Impact Analysis A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of General Plans, specific plans, or other projects.

Flood Insurance Rate Map (FIRM) For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain The relatively level land area on either side of the banks of a stream or river which is regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Flood Plain Fringe All land between the floodway and the upper elevation of the 100-year flood.

Floodway The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

Floor Area, Gross The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls. The term gross floor area shall include basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.

Floor Area Ratio (FAR) The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area; a FAR of 2.0 would allow 20,000 square feet; and a FAR of .5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Freeway A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel.

Gabbro Soils A dark intrusive igneous rock composed of calcium feldspar and ferro-magnesian mineral; the extrusive equivalent of gabbro is basalt.

General Plan A compendium of policies regarding long-term development, in the form of maps and accompanying text. The legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety, and Seismic Safety) and may include any number of optional elements (e.g., Economic Development, Parks and Recreation, Public Services and Utilities, Tahoe Basin).

Geologic Review The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Goal A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.

Grade Ground level at the foundation of a building or structure.

Gradient Degree of increase or decrease in the elevation of a surface.

Greenbelt A vegetated strip of land which may serve as a buffer zone to separate two distinct land uses to mitigate the effects or nuisances of one land use on the other, or a linear strip of land which may serve as open space for the protection of a natural feature/environment such as a stream or woodland.

Ground Failure Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence.

Groundwater Water under the Earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide the underground storage, e.g., aquifers.

Habitat The physical location or type of environment in which an organism or biological population lives or can be found.

Hazard Insurance Property insurance that covers hazards such as floods, fires, or windstorms.

Hazardous Material Any substance that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released in to either the work place or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High-Occupancy Vehicle (HOV) Any vehicle other than a driver-only automobile (e.g., a van pool, a bus, or two or more persons to a car).

Highway High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level by means of overpasses or underpasses.

Hillsides Land that has an average percent of slope equal to or exceeding 15 percent.

Historic; Historical An historic building or site is one that is noteworthy for its significance in local, State, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

Historic Structure Pre-1936 building that qualifies for special rehabilitation tax credits as an historic structure under the 1986 Tax Reform Act.

Home Occupation A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless Persons and families who lack a fixed, regular and adequate residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or relatives with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the needs of their homeless citizens.

Homeowner's Association Organization of homeowners, whose purpose is to protect the covenants of the subdivision, condominium, or planned unit development and to manage the common areas.

Household All those persons, related or unrelated, who occupy a single housing unit.

Households, Number of The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit, or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department, State of California (HCD) The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low to moderate income households.

Housing Element One of the seven State mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement and development of housing. Under State law, housing elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD) A cabinet-level department of the Federal government that administers community development programs.

Hundred Year Flood The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one percent likelihood of occurring in any given year. The boundary of the 100-year floodplain is the basic planning criterion used to demarcate unacceptable public safety hazards.

Impact The effect of any direct human-made actions or indirect repercussions of human-made actions on existing physical, social, or economic conditions.

Impact Fee A fee, also called a development fee, levied on the developer of a project by a city, county or other as public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq, specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a fee, the public agency must verify its method of calculation and document proper restrictions on the use of the funds.

Impacted Areas Impacted areas, as used in the Housing Element, are census tracts where more than 50 percent of the dwelling units house low- and very-low-income households.

Impervious Surface A surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff. The amount of impervious surface may also have an effect on a region's ability to recharge its groundwater supply.

Implementation Measures Actions, procedures, programs, or techniques that carry out policies.

Improvement The addition of one or more structures, roads or utilities on a parcel of land.

Inclusionary Zoning Zoning ordinance that requires new residential developments to include a certain number of dwelling units for low- and moderate-income families.

Industrial The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park An industrial park is designed as a coordinated environment for a variety of industrial and related activities. The project is developed or controlled by one proprietary interest. It has an enforceable master plan and/or covenants, conditions, and restrictions. The development may be on one parcel, may be subsidized, may have condominium ownerships, or a combination of these types.

Infill Development Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infill Incentives Public measures such as tax abatements designed to encourage development of undeveloped or underdeveloped property in built-up areas.

Infrastructure Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems and roads.

Ingress The place or means of entering a property.

In Lieu Fee (See "Dedication, In Lieu of")

Inter-agency Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intermittent Stream A stream that normally flows for at least thirty days after the last major rain of the season and is dry the remainder of the year, not including manmade drainage.

Inundation Covered by floodwaters.

Jobs/Housing Balance The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net-in commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JAP) A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Lacustrine (See "Wetlands")

Lake Any natural or manmade body that impounds water year round under normal conditions. In identifying the high water mark on manmade lakes controlled by dams, the maximum spillway elevation will be used.

Landmark (1) A building, site, object, structure or significant tree, having historical, architectural, social or cultural significance and marked for preservation by the local, State or federal government; (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping Planting; including trees, shrubs, and ground covers; suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide Downslope movement of soil and/or rock, which typically occurs during an earthquake or following heavy rainfall.

Land Use The occupation or utilization of a land or water area for any human activity or any purpose defined in the General Plan.

Land Use Designation A system for classifying and designating the appropriate use of properties.

Land Use Element A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Legislative Having the power or performing the function of legislating, specifically the exercise of power and function of making rules that have the force of authority by virtue of their promulgation by an official government organization.

Level of Service To assess the quality of existing traffic conditions, levels of service were calculated for the State highways and major County roads throughout El Dorado County. Level of Service is a general measure of traffic operating conditions whereby a letter grade, A through F, is assigned to a facility. Level of Service A corresponds to the best free-flow conditions, and the levels progress toward increased traffic congestion to Level of Service F. Definitions of the Level of Service grades are as follows:

Level of Service A represents free flow. Excellent level of comfort, convenience, and freedom to maneuver.

Level of Service B is in the range of stable flow, but the presence of other road users in the traffic stream causes noticeable reductions of comfort, convenience, and maneuvering freedom.

Level of Service C is in the range of stable flow, but the operation of individual users is significantly affected by interaction with others in the traffic stream.

Level of Service D represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver with poor levels of comfort and convenience.

Level of Service E represents operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operations are frequent where small increases or minor perturbations to the traffic flow can cause breakdown conditions.

Level of Service F is used to define forced or breakdown conditions. This condition exist wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Roadways store long queues behind such locations with traffic advancing in stop-and-go waves.

Light (duty) Rail Transit (LRT) "Street cars" or "trolley cars" that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- and two-car trains.

Liquefaction A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking events.

Local Agency Formation Commission (LAFCO) A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lot of Record A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's Office containing property tax records.

Low-Income Household A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Manufactured Housing Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also "Mobile Home" and "Modular Unit")

Mass Transit See "Transit, Public".

Maximum Allowable Density The highest number of dwelling units per acre within a specific land use designation.

Mello-Roos Bonds Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

Microclimate The climate of a small, distinct, and often somewhat restricted area, such as a small valley, an individual field, a city street, or a building courtyard; that can be favorably altered through functional landscaping, architecture, or other design features.

Minerals Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc. are examples of minerals.

Mineral Resource Zone Land on which known deposits of commercially viable mineral or aggregated deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Mining The act or process of extracting resources, such as coal, oil, or mineral from the earth. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and floatation; and other preparation customarily done at the mine site or as part of a mining activity.

Ministerial A governmental decision involving little or no judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the requirements in the Uniform Building Code, and the applicant has paid the applicable fees.

Ministerial Decision An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgement in whether or not to approve a project.

Mitigation Measures Includes: (a) Avoiding the impact altogether by not taking a certain action or parts of an action; (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; (e) Compensating for the impact by replacing or providing substitute resources or environments.

Mixed-use Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which

- (1) has a minimum of 400 square feet of living space;
- (2) has a minimum width in excess of 102 inches;
- (3) is connected to all available permanent utilities; and
- (4)
 - (a) is tied down to a permanent foundation on a lot either owned or leased by the homeowner;
 - (b) is tied down to a temporary foundation, when authorized by a Temporary Mobile Home Permit; or
 - (c) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park A site with required improvements and utilities for the long-term parking of mobile homes, and which may include facilities and services for the residents.

Mobile Home Space A plot of land for the placement of a single mobile home within a mobile home park.

Moderate-Income Household A household with an annual income between the lower-income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Modular Unit A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a similar structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California's housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by the California State law of that title. (See also "Mobile Home" and "Manufactured Housing")

National Flood Insurance Program A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available.

National Register of Historic Places The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural Communities A general term for an assemblage of naturally-occurring plants and animals coexisting together in a common area that is relatively undisturbed and unfragmented and that is self-perpetuating. These communities are generally comprised of a variety of plant and animal species that have evolved together over time in a specific location or region as a result of complex interactions among climate, soils, hydrology, topography, fire, vegetation, wildlife, and human.

Fen Peaty accumulations in cold, poorly drained areas. Fens are less acidic (pH 5-8) and have more nutrient-rich water than bogs.

Sphagnum Bog Dominated by a dense growth of low-growing, herbaceous perennials and low shrubs. The growing season extends from springs through fall in low-elevation, coastal localities but is limited to summer at high elevations. Most Flowering occurs in the first half of the growing season.

Natural Ground Surface The ground surface in its original state before any grading, excavation or filling.

Natural Recharge Adding water to the aquifer by natural means such as precipitation or from lakes and rivers.

Natural State The condition existing prior to development, modification, or disturbance.

Need A condition requiring supply or relief.

Neighborhood A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.

Neighborhood Park City- or county-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Neighborhood Service A zone district which is consistent with certain residential land use designations that allows businesses which provide a direct service to the family and/or the community to be located within a residential neighborhood.

Noise Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound".

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear; degree of loudness.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Leq: The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptions used in current standards, such as the 24-hour CNEL used by the State of California.

Ldn: Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

CNEL: The Community Noise Equivalent Level, or CNEL, is based on the weighted average hourly Leq over a 24-hour day as in Ldn except that an additional +4.77 decibel weight is applied to the nighttime Leq values. The CNEL was developed for the California Airport Noise Regulations and is used specifically for airport/aircraft noise assessment.

Noise Attenuation Reduction of the level of a noise source using a substance, material, or surface such as earth berms and/or solid concrete walls (also called "Sound Walls").

Noise Contour A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Noise Element One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Non-attainment The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes:

- (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures or land uses;
- (2) non-conforming use of a conforming building;
- (3) non-conforming use of a non-conforming building; and
- (4) non-conforming use of land.

Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Objective An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Office Use The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development facilities.

Official County Scenic Highway (California) A segment of State highway identified in the Master Plan of State Highways Eligible for Official Scenic Highways Designation and so designated by the Director of the California Department of Transportation (Caltrans).

Open Space Element One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Open Space Land Any parcel or area of land or water that is essentially unimproved and devoted to an open space for the purposes of:

- (1) the preservation of natural resources;
- (2) the managed production of resources;
- (3) outdoor recreation; and/or
- (4) public health and safety.

Ordinance A law or regulation set forth and adopted by a governmental authority.

Outdoor Advertising Structure Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.

Outdoor Recreation Use A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Overlay land use designation A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Package Treatment Plant Small, self-contained sewage treatment facilities built to serve developed areas beyond the service area of sanitary sewers.

Palustrine (See "Wetlands")

Parcel A lot, or contiguous group of lots, in single ownership or under single control, usually considered a legal unit of land for purposes of development.

Park Any public or private land available for recreational, educational, cultural, or aesthetic use.

Parking Management An evolving Transportation Demand Management (TDM) technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for High-Occupancy Vehicles (HOV's), non-peak period users and short-term users.

Peak Hour For any given roadway, that hour during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Peak Period For any given roadway, a daily period during which the roadway experiences a traffic volume higher than the rest of the day. The extended congestion and the time of day of the congestion is directly related to land use in the vicinity of the road segment experiencing the congestion. For example, uses such as residential subdivisions will experience congestion during the morning and evening commute periods; schools will have an impact during the morning commute period and early afternoon in conjunction with the school schedule and extracurricular activities; and commercial uses will experience congestion during commute periods as well as high shopping demand periods. The pertinent peak period for a particular discretionary project shall be determined in connection with the environmental document and traffic study for that project.

Percolation Downward flow or infiltration of water through the pores or spaces of rock or soil.

Percolation Test A test designed to determine the ability of ground to absorb water and used in determining the suitability of a soil for drainage or for the use of a septic system.

Perennial Stream or River Any watercourse that is either shown on the USGS 7.5 minute map series as a solid blue line or under normal conditions flows year round.

Phased Development A development project that is constructed in stages, each stage being capable of existing independently of the others.

Plan Line A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway and which is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines.

Planned Development Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenances of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.

Planning and Research, California State Office of (OPR) A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area The "Planning Area" is the land area addressed by the General Plan, or otherwise that area under the jurisdiction of the County of El Dorado and other lands which in the County's judgment bears relation to its planning.

Planning Commission A body, usually having five or seven members, created by a city or county in compliance with California law (65100) which is assigned the review of discretionary land use projects, as deemed appropriate by the legislative body.

Policy A policy is a specific statement that guides decision making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan's goals and objectives as well as the analysis of data.

Pollutant Any introduced gas, liquid or solid that makes a resource unfit for its normal or usual purpose.

Pollution The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Principle An assumption, fundamental rule, or doctrine guiding general plan policies, proposals, standards and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology and the general plan's goals and objectives.

Professional Offices A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions, real estate, or insurance offices.

Program An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who", "how", and "when" for carrying out the "what" and "where" of goals and objectives.

Public Benefit Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

Public and Quasi-Public Facilities Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Services Utilities (e.g., gas, electricity, and sewer) and public services (e.g., police and fire protection, schools, parks and recreation programs) provided to an urbanized or urbanizing area.

Quarry A place where rock, ore, stone, and similar materials are excavated for sale or for off-tract use. May also be called "Gravel Pit" or "Sand Pit".

Quimby Act State law requiring the dedication of land or the payment of in-lieu fees for the purpose of establishing parks, based on a defined need of 3 acres of land per 1,000 residents. The average population per household for the community is utilized to determine the required acreage dedication for each development project.

Ranch Marketing Activities conducted on agricultural lands which are accessory, incidental to, and compatible with the horticultural and agricultural pursuits conducted thereon. Such activities may include processing, packaging, and sale of agricultural products, or other activities as permitted by the County Zoning Ordinance.

Rare or Endangered Species A species of plant or animal listed in:

- (1) Sections 670.2 or 670.5, Title 14 of the California Administrative Code; or
- (2) Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened or endangered.

Reclamation The reuse of resources, usually those present in solid wastes or sewage (e.g., reclaimed water).

Recreation, Active A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive Type of recreation or activity that does not require the use of organized play areas.

Recreation Facility A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

Recreation Facility, Private A recreation facility operated by a non-profit organization, and open only to bona fide members and guests of such non-profit organization.

Recreation Facility, Public A recreation facility operated by a governmental agency, and open to the general public.

Recreational Vehicle (RV) Park Land or premises under one ownership where one or more spaces or sites are used or intended to be used by one or more campers utilizing recreational vehicles or tents. RV parks may include water, sewer, and power hookups to each space and are intended as a higher density, more intensively developed use than campgrounds.

Recycling The process by which waste products are reduced to raw materials and transformed into new products.

Redevelop, v. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

(1) Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area;

(2) A geographic area defined by some common feature such as a river basin or watershed, housing competition, commute-shed, economic activity, or political jurisdiction.

Regional Housing Needs Plan, State of California A quantification by a Council of Governments (COG) or by the California Department of Housing and Community Development (HCD) of projected housing need, by household income group, for all localities within a region. Some regions include an assessment of existing need as well as projected need.

Regional Park A park typically 150-500 acres in size and serving the recreational needs of residents of and visitors to an entire region, focusing on activities and natural features not included in most other types of parks, and often based on a specific scenic or recreational activity.

Regulation A rule or order prescribed for managing government.

Rehabilitation The repair, preservation, and/or improvement of substandard housing.

Research and Development Use A land use engaged in the study, testing, design, analysis, and experimental development of products, processes, or services.

Residential Land designated in the County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant or unimproved.

Residential Land Use Designations Includes the following: Multi-Family Residential (MFR), High-Density Residential (HDR), Medium-Density Residential (MDR), Low-Density Residential (LDR), and Rural Residential (RR).

Residential, Multiple-Family Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family A single dwelling on a single site, designed for occupation by one family at a time.

Retail Trade Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering service incidental to the sale of such goods.

Retention Basin or Retention Pond A pond, pool, or basin used for the permanent storage of water runoff. Retention ponds differ from detention ponds in that the latter are temporary storage areas. Retention ponds may offer potential for water recreation since the water remains permanently. Both types of basins or ponds may provide for the controlled release of the water. See also "Detention Dams".

Rezoning An amendment to the zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Rideshare A travel mode other than driving alone, such as buses, rail transit, car pools, and van pools.

Ridgeline (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.

Right-of-way (1) A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways or walkways, trails, railroad and/or utility lines; (2) Generally, the right of one to pass over the property of another.

Riparian Habitat The land and plants bordering a watercourse or lake.

Riparian Lands Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk The danger or degree of hazard or potential loss.

Riverine (See "Wetlands")

Runoff That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Safety Element One of the seven State mandated elements of a local General Plan, it contains adopted goals, policies and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

Sanitary Landfill The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste water on-site).

Scenic Area An open or mostly undeveloped area, the natural features of which are visually significant, or geologically or botanically unique.

Scenic Easement An easement, the purpose of which is to limit development in order to preserve a view or scenic area. A tool that allows a public agency to condition an owner's land for scenic enhancement uses, such as roadside landscaping or vista preservation.

Scenic Highway Corridor The area outside of a highway right-of-way that is generally visible to persons travelling on the highway.

Scenic Highway/Scenic Route A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and human-made scenic resources and access or direct views to areas or scenes of exceptional beauty, or of historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980's, General Plans in California were required to include a Scenic Highways element.

Second Residential Unit A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called a "Granny Flat".

Section 8 Rental Assistance Program A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the amount the household can contribute toward the rent, which is calculated at 30 percent of the households adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, and for the rehabilitation of substandard structures.

Seiche An earthquake-generated wave in an enclosed body of water, such as a lake, reservoir or bay.

Seismic Caused by or subject to earthquakes or Earth vibrations.

Septic System A sewage treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback The horizontal distance between the property line and any structure.

Shelter A facility that provides immediate and short-term housing and supplemental services for the homeless, or for battered women and children. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, bathing and laundry facilities, and access to other social programs.

Shopping Center A group of commercial establishments, planned, developed, owned or managed as a unit, with common off-street parking provided on the site.

Sign Any representation (written or pictorial) used to convey information or to identify, announce, or otherwise direct attention to a business, profession, commodity, service or entertainment, and which is placed on, suspended from, or in any way attached to any structure, vehicle, or feature of the natural or human-made landscape.

Significant Effect A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. It may be considered in determining whether the physical change is significant

Site An area consisting of a parcel, group of parcels, or a portion of land used or intended for one use or a group of uses.

Slope Land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

Soil The unconsolidated material on the immediate surface of the Earth created by natural forces that serves as the natural medium for growing land plants.

Solid Waste Any unwanted or discarded material that is not a liquid or a gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste. (See also "Sanitary Landfill")

Sound Walls See "Noise Attenuation".

Special Use A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in a zoning ordinance and authorized by the approving authority.

Specific Plan Under Article 8 of California Government Code (65450 et seq), a legal tool for detailed design and implementation of a defined portion of an area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Speed, Average The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical The speed that is not exceeded by 85 percent of the cars observed.

Sphere of Influence The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo).

Spot Zoning The awarding of a use classification or zone designation to an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. A special circumstance such as historical value, environmental importance or scenic value would justify special zoning for a small area.

Standard

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. California State Government Code (65302) requires that General Plans spell out the objectives, principles, "standards" and proposals of the General Plan. Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve, or the traffic Level of Service (LOS) that the plan proposes to attain.

(2) Requirements in a zoning ordinance that govern buildings and development, as distinguished from use restrictions. Examples might be such site-design regulations as lot area, height limit, frontage requirements, landscaping and/or floor area ratio requirements.

Storm Runoff Surplus surface water generated by rain or snowfall that does not seep into the Earth, but flows overland to flowing or stagnant bodies of water.

Streets, Major The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor Local streets not shown on the Circulation Plan, Map or Diagram, whose primary intended purpose is to provide access to fronting properties.

Streets, Through Streets that extend continuously between other major streets in the community.

Structure Anything constructed or erected that requires location on the ground (excluding swimming pools, fences and walls used as fences).

Subdivision The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subsidize To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial Considerable in importance, value, degree, or amount.

Substantial Evidence Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made is to be determined by examining the entire record. Mere uncorroborated opinion or rumor does not constitute substantial evidence.

Timber Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but excluding nursery stock.

Timber Production Lands Lands located within areas designated Natural Resources (NR) or zoned Timber Production Zone (TPZ) where the land is predominantly characterized by "choice" timber production soils. These parcels have been found to be suitable for producing commercial timber by the Board of Supervisors after consideration of advice from the Agricultural Commission.

Transportation Systems Management (TSM) A strategy for managing traffic circulation to maximize existing facilities and to provide for effective planning of new facilities. TSM techniques are intended to provide economical, short-term improvement to increase efficiency and reduce congestion. TSM can include improvements such as traffic signal coordination, installation of turn pockets, installation of acceleration/deceleration lanes, resurfacing and widening of roads, construction of bike lanes on new and existing roads, improving transit shelters, and increasing the number of busses and routes. TSM combined with Transportation Demand Management (TDM) strategies and Congestion Management Programs (CMP) can contribute to the conservation of energy and the decrease of vehicular emissions. TSM and TDM do share some attributes such as the employer sponsored trip reduction programs.

Topography Configuration of a surface, including its relief and the position of natural and human-made features.

Tourism The business of selling goods or services to persons travelling for pleasure.

Traffic Analysis Zone In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Traffic Model A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses.

Transit The conveyance of persons or goods from one place or another by means of a local, public transportation system.

Transit-dependent Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent persons must rely on transit, para-transit or on owners of private vehicles for transportation. Transit-dependent persons include the young, the handicapped, the blind or visually-impaired, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit".

Transitional Housing Shelter provided to the homeless for an extended period of time, often as long as 18 months, and generally integrated with other social programs and counseling programs to assist in the transition to self-reliance through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM) A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in car pools, van pools, buses and trains, walking and biking. TDM can be a component of Transportation Systems Management (TSM).

Trees, Heritage Trees planted by a group of individuals or by the City or County in commemoration of an event or in memory of a person, figuring significantly in history.

Trees, Landmark Trees whose size, visual impact or association with a historically significant structure or event have led the government to designate them as landmarks.

Trip A one-way journey that proceeds from an origin to a destination via a single mode of transportation: the smallest unit of movement considered in transportation studies. Each trip has one "production end", (or origin), and one "attraction end" (or destination).

Trip Generation The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of household are correlated with destinations that attract household members for specific purposes.

Turbidity A thick, hazy condition of air or water due to the presence of suspended particulates or other pollutants.

Undevelopable Land that cannot be developed consistent with regulatory limitations, that is not suitable as a location for structures, and that cannot be developed free of hazards to and without disruption of or significant impact on natural resource areas. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the County are designated as "undevelopable" by the County.

Uniform Building Code (UBC) A national standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC) State of California housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UCB).

Use The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County zoning ordinance and General Plan land use designations.

Use Permit The discretionary and conditional review and permitting of an activity or function or operation on a site or in a building or facility.

Van pooling A share-the-expense method of commutation for approximately ten people who work in the same place and have the same work hours.

Variance A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle Miles Traveled (VMT) A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very-low-income Household A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

View Corridor The line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building); the route that directs the viewer's attention.

Viewshed The area within view from a defined observation point.

Warehousing Use A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Watercourse Natural or once naturally flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include human-made channels, ditches, and underground drainage and sewer systems. Also called "Waterway".

Watershed The total area above a given point on a watercourse that collects water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, reservoir or to the sea.

Wetlands Land that qualifies as jurisdictional wetlands by displaying hydric soils, hydrophilic plants, and wetland hydrology as defined by the U.S. Army Corps of Engineers.

Williamson Act Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement. Once land is placed in a Williamson Act contract, there is a ten-year rollout period should the landowner decide they no longer wish to continue its agricultural use.

Zero Lot Line A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, historic district or special parking regulations.

Zoning The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map State of California Government Code 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

(c:\genplan.96)

U.C. BERKELEY LIBRARIES



C124914519

